



£205,000
18 Croft Road
Portsmouth, PO2 8AX

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, staggered end-terraced property located in Croft Road, North End. The accommodation on offer comprises two reception rooms, a 12ft modern fitted kitchen, a modern fitted bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and an enclosed rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO

HALLWAY Stairs to first floor, door to reception room one, door to reception room two, wooden laminate flooring.

RECEPTION ROOM ONE 9' 9" into recess x 9' 1" (2.97m x 2.77m) PVC double glazed window to front aspect, radiator, wooden laminate flooring, built in storage, housing gas meter.

RECEPTION ROOM TWO 12' x 9' 9" into recess (3.66m x 2.97m) PVC double glazed window to rear aspect, radiator, wooden laminate flooring, under stairs storage cupboard housing electric meters and fuse board, door to kitchen.

KITCHEN 12' 2" x 7' 11" (3.71m x 2.41m) PVC double glazed window to side aspect, PVC double glazed door to garden, range of wall and base level units, wooden block work surfaces, tiling to principle areas, integral electric oven, integral electric hob with extractor hood over, stainless steel sink and drainer unit with mixer tap over, plumbing for washing machine, space for fridge freezer, vertical radiator, tiled flooring, spot lights, door to bathroom.

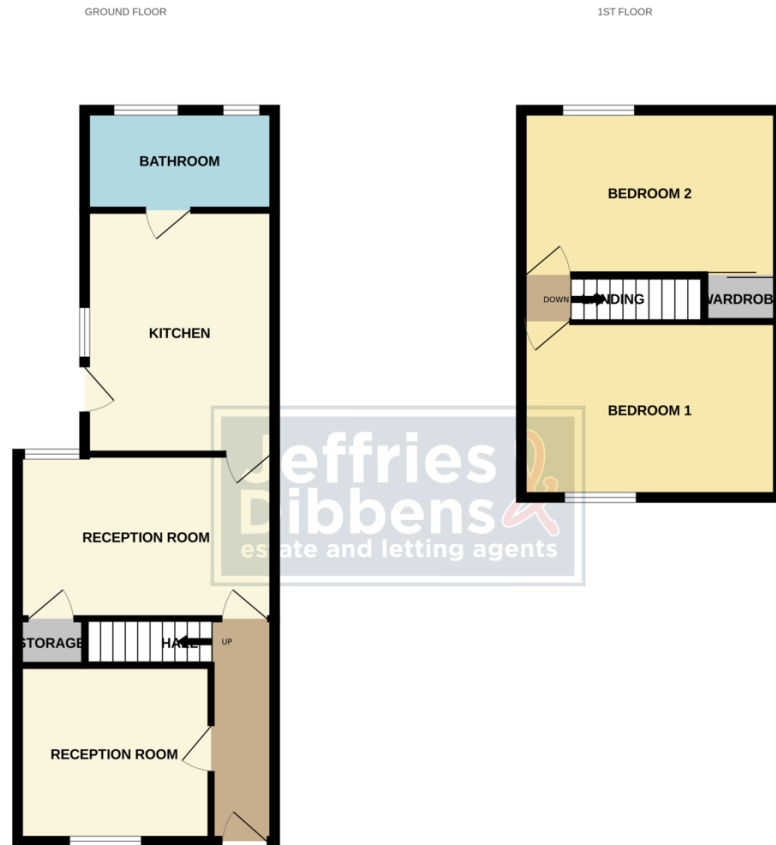
BATHROOM Obscure PVC double glazed window to rear aspect x2, low level WC with concealed cistern, vanity unit, panelled bath with mains shower over, chrome heated towel rail, tiled to principle area, spot lights.

FIRST FLOOR LANDING Doors to:-

BEDROOM ONE 12' 0" x 9' 08" (3.66m x 2.95m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' x 8' 8" plus wardrobe depth (3.66m x 2.64m) PVC double glazed window to rear aspect, radiator, built in wardrobe.

GARDEN Laid to artificial grass, built in seating.



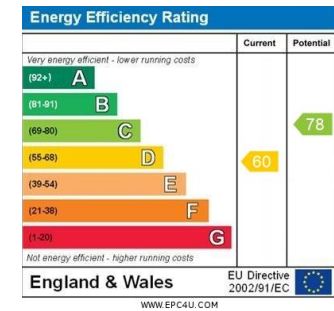
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk