

£215,000

23 Moorland Road

Portsmouth, PO1 5JA

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to bring to the market this three bedroom, mid-terraced house located in Moorland Road, Fratton. The ground floor accommodation comprises two reception rooms both measuring 13ft respectively, an 11ft kitchen and a bathroom. To the first floor are three bedrooms. Externally, the property benefits from a 16ft garden. Additional benefits include double glazing and gas central heating. For further information or to arrange a viewing, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Obscure glazed window to side aspect, cupboards housing gas & electric meters, door to reception room one.

RECEPTION ROOM ONE 13' 03" x 9' 07" (4.04m x 2.92m) PVC double glazed window to front aspect, radiator, opening to reception room two.

RECEPTION ROOM TWO 13' 03" x 9' 07" (4.04m x 2.92m) Glazed window to rear aspect, radiator, door to lobby.

LOBBY Radiator, doors to kitchen and utility room, stairs to first floor.

UTILITY ROOM PVC double glazed window to rear aspect, space & plumbing for washing machine and tumble dryer, under stairs storage space.

KITCHEN 11' 05" x 8' 05" (3.48m x 2.57m) Double glazed window to side aspect, radiator, range of wall and base level units, one and a half bowl stainless steel sink and drainer unit with mixer tap over, space for fridge, space for freezer, space for cooker, tiling to principal areas, door to bathroom, obscure double glazed door to garden.

BATHROOM 8' 08" x 6' 05" (2.64m x 1.96m) Obscure glazed window to rear and side aspects, radiator, low level WC, pedestal mounted wash basin, panelled bath with electric shower over.

FIRST FLOOR LANDING PVC double glazed window to side aspect, radiator, doors to all rooms, loft access.

BEDROOM ONE 13' 03" x 10' 08" (4.04m x 3.25m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 10' 11" x 10' 0" (3.33m x 3.05m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 11' 05" x 8' 06" (3.48m x 2.59m) PVC double glazed window to rear aspect, radiator, wall mounted combination boiler.

GARDEN 16' 04" x 13' 10" (4.98m x 4.22m) Mainly laid to paving, storage shed, outside tap.



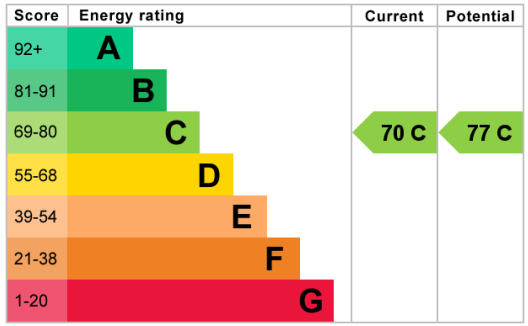
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.

Jeffries Dibbens estate and letting agents

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