

RENNY ROAD

**Jeffries
Dibbens** &
estate and letting agents

£225,000
76 Renny Road
Portsmouth, PO1 5BA



PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, mid-terraced property located in Renny Road, Fratton. The accommodation on offer comprises two reception rooms, a 10ft modern fitted kitchen, a modern fitted upstairs bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and an enclosed rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:-

HALLWAY Obscure PVC double glazed door to garden, stairs to first floor, under stairs storage cupboard, additional under stairs storage with space for fridge/freezer, radiator, doorway to kitchen, door to reception room one.

RECEPTION ROOM ONE 12' 09" excluding bay and recess x 9' 0" (3.89m x 2.74m) PVC double glazed bay window to front aspect, radiator.

KITCHEN 10' 11" x 8' 10" (3.33m x 2.69m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, integral electric oven and grill, integral gas hob, plumbing for washing machine, wall mounted cupboard housing combination boiler, doorway to:-

RECEPTION ROOM TWO 13' 06" x 8' 10" (4.11m x 2.69m) PVC double glazed doors to garden, radiator.

FIRST FLOOR LANDING Radiator, loft hatch, doors to:-

BEDROOM ONE 12' 01" x 12' into recess (3.68m x 3.66m) Two PVC double glazed windows to front aspect , radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, panelled bath with electric shower unit over, close coupled WC, pedestal mounted wash basin, tiled to principle area.

BEDROOM TWO 13' 07" into recess x 8' 11" (4.14m x 2.72m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 10" x 5' 10" (3.3m x 1.78m) PVC double glazed window to side aspect, radiator.

GARDEN 29' 03" x 12' 11" (8.92m x 3.94m) Mainly laid to paving with raised area, outside tap.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 illustration purposes only and should not 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.

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