



£244,950
31 Percival Road
Portsmouth, PO2 7RX

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this two double bedroom, mid-terraced property located in Percival Road, Copnor. Well presented throughout, the accommodation on offer comprises three reception rooms, a 9ft modern fitted kitchen, a modern fitted upstairs family bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a west facing rear garden. The property also boasts a study/office. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Wall mounted cupboard housing meters, Parquet flooring, radiator, stairs to first floor, under stairs storage cupboard, door to reception room one, door to reception room two, folding door to kitchen.

RECEPTION ROOM ONE 14' into bay x 9' 11" (4.27m x 3.02m) PVC double glazed bay window to front aspect, radiator, dado rail.

RECEPTION ROOM TWO 10' x 8' 11" excluding wardrobe (3.05m x 2.72m) PVC double glazed window to rear aspect, radiator, built in mirrored wardrobes.

KITCHEN 9' 7" x 8' 10" (2.92m x 2.69m) PVC double glazed window to side aspect, range of wall and base units, wood block work surfaces, matching splash back, space for gas cooker with extractor hood over, space for under counter fridge, plumbing for washing machine, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap over, doorway to.

RECEPTION ROOM THREE 10' 7" x 8' 11" (3.23m x 2.72m) PVC double glazed window to side aspect, PVC double glazed doors to garden, engineered flooring, radiator.

FIRST FLOOR LANDING PVC double glazed window to side aspect, loft hatch with pull down ladder, doors to.

BEDROOM ONE 13' max x 10' 11" into recess (3.96m x 3.33m) PVC double glazed window to front aspect, radiator, built in wardrobe/storage.

BEDROOM TWO 10' x 9' 4" excluding wardrobe depth (3.05m x 2.84m) PVC double glazed window to rear aspect, two built in wardrobes, radiator.

STUDY/OFFICE PVC double glazed window to side aspect, wall mounted 'Vaillant' combination boiler.

BATHROOM 8' 10" x 5' 11" (2.69m x 1.8m) Obscure PVC double glazed window to rear aspect, modern fitted bathroom suite comprising panel enclosed bath with 'rainfall' style shower over, vanity unit, low level WC with concealed cistern, heated towel rail, tiled walls, extractor fan.

REAR GARDEN 25' 2" x 13' 2" (7.67m x 4.01m) West facing, mainly laid to artificial grass, patio area, brick built storage shed.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	67 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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