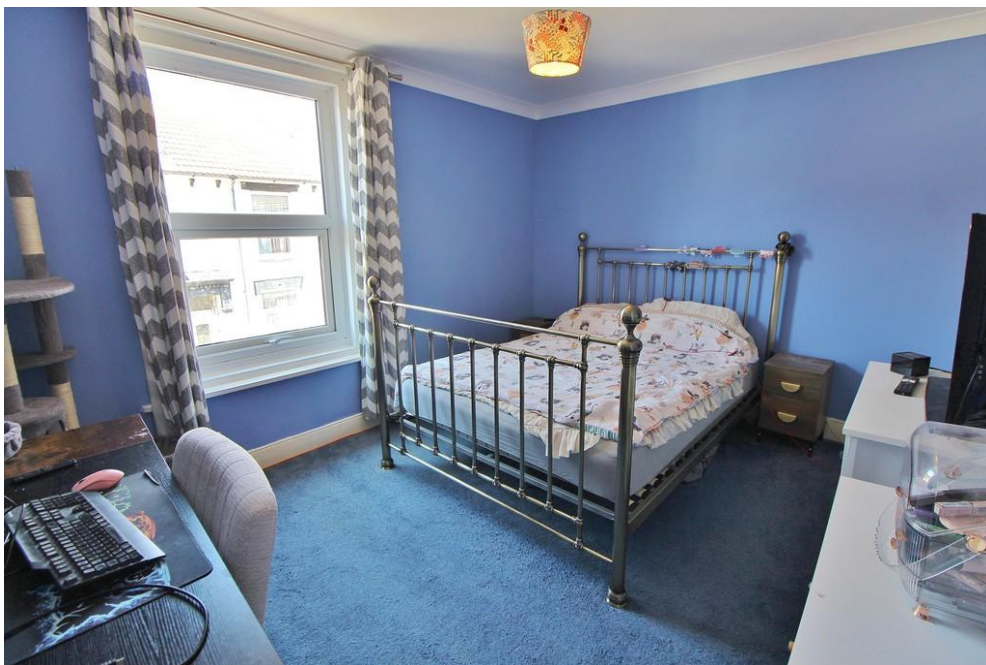


£219,995
37 Station Road
Portsmouth, PO3 5BG

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this two double bedroom, mid-terraced property located in Station Road, Copnor. The accommodation on offer comprises two reception rooms, an 11ft modern fitted kitchen, a modern fitted bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating, plus an enclosed rear garden. Contact our Portsmouth office to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

RECEPTION ROOM ONE 12' 11" x 10' 05" (3.94m x 3.18m) PVC double glazed window to front aspect, radiator, wall mounted cupboard housing meters, stairs to first floor, door to reception room two.

RECEPTION ROOM TWO 13' 02" x 9' 10" (4.01m x 3m) PVC double glazed window to rear aspect, radiator, under stairs storage cupboard, archway to kitchen.

KITCHEN 11' 07" x 7' 05" (3.53m x 2.26m) PVC double glazed window to side aspect, range of wall and base level units, roll top work surfaces, space for cooker with extractor over, space for fridge/freezer, space for tumble dryer, plumbing for washing machine, tiling to principal areas, wall mounted 'Vaillant' combination boiler, door to:-

REAR LOBBY Obscure PVC double glazed door to garden, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, panelled bath with mains shower over, close coupled WC, pedestal mounted wash basin, extractor, tiling to principal areas, tiled floor, radiator.

FIRST FLOOR LANDING Loft hatch, doors to:-

BEDROOM ONE 13' 0" x 10' 03" (3.96m x 3.12m) PVC double glazed window to front aspect, radiator, built-in storage cupboard.

BEDROOM TWO 13' 0" x 9' 09" (3.96m x 2.97m) PVC double glazed window to rear aspect, radiator, built-in storage cupboard.

GARDEN Fully enclosed, mainly laid to lawn with patio area, outside tap.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, 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.
Made with Hoxagon 12/2016

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		82 B
69-80	C	69 C	
55-68	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.

Jeffries & Dibbens
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