



**£185,000**  
**3 Clarks Road**  
City Of Portsmouth, PO1 5PR

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this well presented, two bedroom terraced property located in Clarkes Road, Fratton. Accommodation comprises a 22ft reception room, a 14ft fitted kitchen and a downstairs bathroom, with two bedrooms to the first floor. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. We encourage an internal viewing at your earliest convenience, so please contact Jeffries & Dibbens Portsmouth today. 02392 661 662





### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO PORCH**

**PORCH** Obscure window to side aspect, door to reception room.

**RECEPTION ROOM** 22' narrowing to 18'4" x 11' narrowing to 9'10" (7.16m x 3.58m) PVC double glazed window to front aspect and to rear aspect, radiator, laminate flooring.

**KITCHEN** 14' 6" x 4' 10" (4.42m x 1.47m) PVC double glazed window to side aspect, range of wall and base units, oak work top surfaces, stainless steel sink with adjusted mixer tap and glass drainer unit, wall mounted combination boiler, door to lobby, tiled to principle area, integral oven with gas hob, overhead extractor fan.

**LOBBY** Obscure PVC double glazed back door to garden, door to bathroom.

**BATHROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, radiator, tiled to principle area, bath with shower attachment, tiled flooring.

**FIRST FLOOR LANDING** Door to bedroom one and two.

**BEDROOM ONE** 10'7" narrowing to 5'6" x 11' 7" maximum (3.18m x 3.53m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 11'6" narrowing to 11" x 7' 4" (3.63m x 2.24m) PVC double glazed window to rear aspect, radiator.

**GARDEN** 25ft maximum (7.62m) paved, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	64 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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