



£205,000
119 Station Road
Portsmouth, PO3 5BQ

119
P Disabled badge holders only



PROPERTY SUMMARY

NO FORWARD CHAIN!! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Station Road, Copnor. Accommodation comprises two reception rooms, fitted kitchen, a downstairs bathroom and two double bedroom. Additional features include gas central heating, double glazing throughout and a fully-enclosed, private garden. To recommend a viewing at your earliest convenience, so please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

RECEPTION ROOM ONE 12' 10" x 10' 7" (3.91m x 3.23m) PVC double glazed window to front aspect, double radiator, laminate flooring, cast iron fireplace, stairs to first floor, open to reception room two.

RECEPTION ROOM TWO 12' 10" x 14' 2" narrowing to 10' 5" (3.91m x 4.52m) PVC double glazed back door to garden, cast iron fireplace, double radiator, laminate flooring, open to kitchen.

KITCHEN 11' 8" x 8' 6" (3.56m x 2.59m) PVC double glazed window to side aspect, double radiator, range of wall and base units, stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, integral oven, gas hob, tiled splashback, cupboard housing wall mounted combination boiler, door to bathroom.

BATHROOM Obscure PVC double glazed window to side aspect, close couple WC, radiator, pedestal wash basin, tiled to principle area, extractor fan, spotlighting.

FIRST FLOOR LANDING Door to bedroom one and two.

BEDROOM ONE 12' 10" maximum x 10' 5" (3.91m x 3.18m) PVC double glazed window to front aspect, double radiator, cupboard.

BEDROOM TWO 12' 10" maximum x 10' 6" (3.91m x 3.2m) PVC double glazed window to rear aspect, double radiator, built in storage.

GARDEN 22ft' (6.71m) East facing, fully enclosed, outside tap, paved.





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	69 C	76 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.



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