Jeffries & Dibbens
estate and letting agents

£210,000

66 Paulsgrove Road

Portsmouth, PO2 7HR

PROPERTY SUMMARY

NO FORWARD CHAIN. Jeffries & Dibbens are delighted be to chosen to market this two double bedroom, terraced property located in Paulsgrove Road, North End. Accommodation comprises two receptions rooms, 9ft fitted kitchen, upstairs four piece family bathroom, anteroom plus two double bedrooms. Additional benefits include gas central heating, double glazing and a 20ft fully enclosed rear garden. To appreciate all that is on offer, contact Jeffries & Dibbens today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Electric mains, radiator, door to reception room one, stairs to first floor landing, PVC double glazed back door to garden, door to reception room two, under stairs storage cupboard housing gas meter.

RECEPTION ROOM ONE 13' 01" into bay x 9' 11" (3.99m x 3.02m) PVC double glazed bay window to front aspect, original ceiling rose, radiator.

RECEPTION ROOM TWO 12' x 9' 06" into recess (3.66m x 2.9m) PVC double glazed window to side aspect, radiator, cast iron feature fireplace, leading to kitchen.

KITCHEN 9' 11" x 9' 06" (3.02m x 2.9m) PVC double glazed window to side aspect, PVC double glazed door to garden, roll top work surfaces, tiled to principle areas, range of wall and base units, integral gas hob and oven, plumbing for washing machine, integral fridge/freezer and dishwasher, ceramic sink and drainer unit with mixer tap, tiled flooring.

FIRST FLOOR LANDING Door to all rooms, loft hatch.

BEDROOM ONE 13' 01" x 11' 11" into recess (3.99m x 3.63m) PVC double glazed window to front aspect, radiator, cast iron feature fireplace.

BATHROOM Obscure PVC double glazed window to side aspect, cupboard housing wall mounted 'Ideal' combination boiler, close coupled WC, pedestal mounted wash basin, separate bath and shower cubicle, tiled to all areas, stainless steel heated towel radiator.

BEDROOM TWO 9' 07" x 9' 07" (2.92m x 2.92m) PVC double glazed window to rear aspect, radiator.

GARDEN 20' 11"ft (6.38m) Paved, raised flower beds, shed, 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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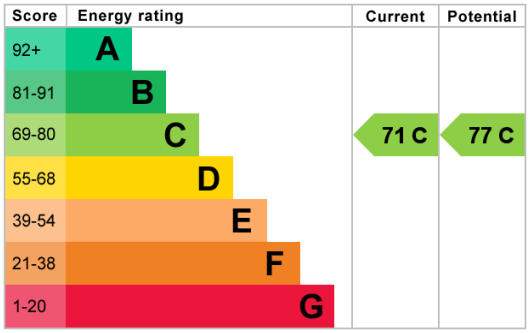
LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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 estate and letting agents

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk