



OFFERS OVER
£210,000
19 Power Road
Portsmouth, PO1 5LT

Jeffries & Dibbens
estate and letting agents

PROPERTY SUMMARY

This exceptional two double bedroom terraced property, located on Power Road in Fratton, is available for sale with Jeffries & Dibbens. The accommodation comprises a 23ft kitchen/dining room, a living room, and a modern fitted shower room on the ground floor. The first floor offers two well-proportioned double bedrooms. Additional benefits include gas central heating, double glazing throughout, and a fully enclosed private garden. We anticipate strong early interest and highly recommend arranging a viewing at your earliest convenience. Please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Tiled floor, gas meter, door to reception room one.

RECEPTION ROOM 12' 0" max x 9' 10" max (3.66m x 3m) PVC double glazed window to front aspect, double radiator, laminate flooring, decorative panelling, stairs to first floor, door to kitchen/diner.

KITCHEN/DINER 23' 2" narrowing to 9' 9" x 11' 11" narrowing to 8' (7.06m x 3.63m) PVC double glazed window to side and rear aspect, double radiator, range of wall and base level units, roll top work surfaces, plumbing for washing machine, space for fridge/freezer, radiator, range cooker, under stairs cupboard space, laminate flooring, tiled flooring, one and a half bowl resin sink with mixer tap & drainer unit, opening to lobby, decorative panelling, built-in storage cupboard.

LOBBY Obscure PVC double glazed door to garden, sliding door to shower room, wall mounted combination boiler, decorative tiled floor.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, vanity unit, walk-in shower cubicle with 'rainfall' style shower over, stainless steel heated towel rail, tiling to principal areas, low level WC with concealed cistern, extractor fan, decorative tiled floor.

FIRST FLOOR LANDING Loft hatch, doors to bedroom one and bedroom two.

BEDROOM ONE 11' 11" x 9' 9" (3.63m x 2.97m) PVC double glazed window to front aspect, double radiator.

BEDROOM TWO 12' 0" x 8' 7" (3.66m x 2.62m) PVC double glazed window to rear aspect, decorative panelling, radiator, feature fireplace, fitted storage.

GARDEN 23' (7.01m) Fully enclosed, wooden shed.



GROUND FLOOR

1ST FLOOR



Whilst every effort 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 can be 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		77 C
55-68	D	62 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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