



**£245,000**  
**5 Moorland Road**  
Portsmouth, PO1 5JA



## PROPERTY SUMMARY

Well Presented Throughout! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Moorland Road, Fratton. Accommodation comprises three double bedrooms, two reception rooms, a 10ft modern-fitted kitchen and a downstairs shower room. Additional benefits include gas central heating, double glazing throughout and a 17ft decked garden. To appreciate all that is on offer, please contact Jeffries & Dibbens today! 02392 661 662

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## COMPOSITE FRONT DOOR

**RECEPTION ROOM ONE** 13' 1" x 11' 1" (3.99m x 3.38m) PVC double glazed window to front aspect, radiator, door to reception room two, laminate flooring.

**RECEPTION ROOM TWO** 13' 1" x 10' 11" (3.99m x 3.33m) PVC double glazed window to rear aspect, radiator, door to hallway, laminate flooring.

**HALLWAY** PVC double glazed window to side aspect, radiator, stairs to first floor, door to kitchen, laminate flooring, under stairs cupboard housing plumbing for washing machine.

**KITCHEN** 10' 9" x 8' (3.28m x 2.44m) PVC double glazed window to side aspect, double radiator, range of wall and base units, roll top work surfaces, integral electric oven, gas hob, stainless steel extractor fan, space for fridge/freezer, open to lobby, laminate flooring.

**LOBBY** PVC double glazed back door to garden, door to shower room.

**SHOWER ROOM** Obscure PVC double glazed windows to rear aspect, walk in shower cubicle with rainfall shower, vanity unit, close coupled WC, extractor fan, lino flooring.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, doors to bedroom one, bedroom two and bedroom three.

**BEDROOM ONE** 13' 2" x 11' (4.01m x 3.35m) PVC double glazed window to front aspect, radiator.

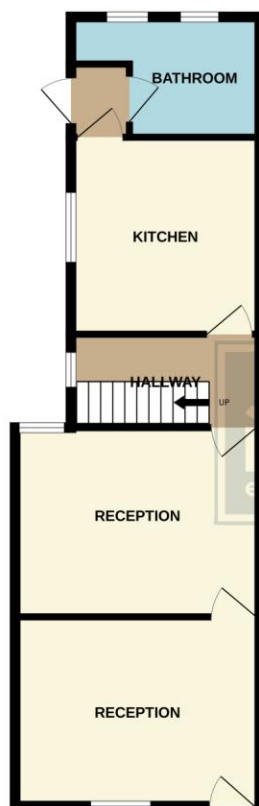
**BEDROOM TWO** 11' 1" x 10' 2" (3.38m x 3.1m) PVC double glazed window to rear aspect, double radiator.

**BEDROOM THREE** 10' 4" x 7' 11" (3.15m x 2.41m) PVC double glazed windows to rear and side aspect, double radiator.

**REAR GARDEN** 17' (5.18m) Fully enclosed, raised decked area.



GROUND FLOOR



1ST FLOOR



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		85 B
69-80	C		
55-68	D	58 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  
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