



£239,995
7 Alver Road
Portsmouth, PO1 5HW

PROPERTY SUMMARY

NO FORWARD CHAIN & 77ft REAR GARDEN! Jeffries & Dibbens are delighted to offer for sale this three-bedroom terraced property located in Alver Road, Fratton. The accommodation comprises a 16ft reception room, a fitted kitchen, and a downstairs bathroom on the ground floor. The first floor consists of three bedrooms and a W.C. Additional benefits include gas central heating, double glazing throughout, and a fully enclosed, 77ft private rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY French doors to reception room, stairs to first floor, cupboard housing gas and electric meters.

RECEPTION ROOM 16' 2" max x 9' 10" max (4.93m x 3m) PVC double glazed window to front aspect, radiator, laminate flooring, open to hallway.

HALLWAY Door to bathroom, door to under stairs cupboard space, door to kitchen.

KITCHEN PVC double glazed window front rear aspect, PVC double glazed back door to rear garden, range of wall and base units, roll top work surfaces, tiled flooring, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, tiled to principle areas, integral oven with gas hob, stainless steel, overhead extractor fan, spotlighting, radiator, wall mounted combination boiler.

BATHROOM Obscure PVC double glazed window to rear aspect, pedestal wash basin, close coupled WC, bath with shower attachment, tiled to principle areas, extractor fan.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and WC.

BEDROOM ONE 10' 2" narrowing to 6'8" x 13' 1" max (3.1m x 3.99m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' 4" x 7' 8" (3.76m x 2.34m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 11' 5" x 6' 10" (3.48m x 2.08m) PVC double glazed window to front rear aspect, radiator.

WC Obscure PVC double glazed window to side aspect, close coupled WC, pedestal wash basin.

REAR GARDEN 77' (23.47m) Fully enclosed, raised decked area, patio, shed, outside tap.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
WWW.EPC4U.COM		

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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estate and letting agents

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