

Jeffries & Dibbens
estate and letting agents

OFFERS IN EXCESS OF

£230,000

174 Guildford Road

Portsmouth, PO1 5BE

PROPERTY SUMMARY

BEAUTIFULLY PRESENTED THROUGHOUT! Jeffries & Dibbens are delighted to offer for sale this three bedroom, mid-terraced property located in Guildford Road, Fratton. The accommodation on offer comprises two reception rooms, an 11ft modern fitted kitchen, a modern fitted bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and a 21ft west facing rear garden which also provides access to the utility room. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662

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COMPOSITE FRONT DOOR TO:-

HALLWAY Wall mounted gas meter, stairs to first floor, doors to reception room one and reception room two.

RECEPTION ROOM ONE 10' 5" x 9' 5" into recess (3.18m x 2.87m) PVC double glazed window to front aspect, built in storage, radiator, cupboard housing electric meter and fuseboard.

RECEPTION ROOM TWO 12' 8" x 10' 5" into recess (3.86m x 3.18m) PVC double glazed door to garden, under stairs storage, radiator, door to kitchen.

KITCHEN 11' 5" x 7' 10" (3.48m x 2.39m) PVC double glazed window to side aspect, 1 1/2 bowl sink and drainer unit with adjustable mixer tap, range of wall and base units, square edge work surfaces, integral electric oven and gas hob with extractor over, space for fridge/freezer, tiled to principle areas, wall mounted 'Valliant' combination boiler, door to:-

BATHROOM 8' 1" x 6' 7" (2.46m x 2.01m) Obscure PVC double glazed window to side aspect, low level WC with concealed cistern, panelled 'p' shape bath with rain fall style shower over, vanity unit, built in storage cupboard, tiled to principle areas, radiator, extractor.

UTILITY ROOM Glazed window to side aspect, roll top work surfaces, plumbing for washing machine, space for fridge and tumble dryer.

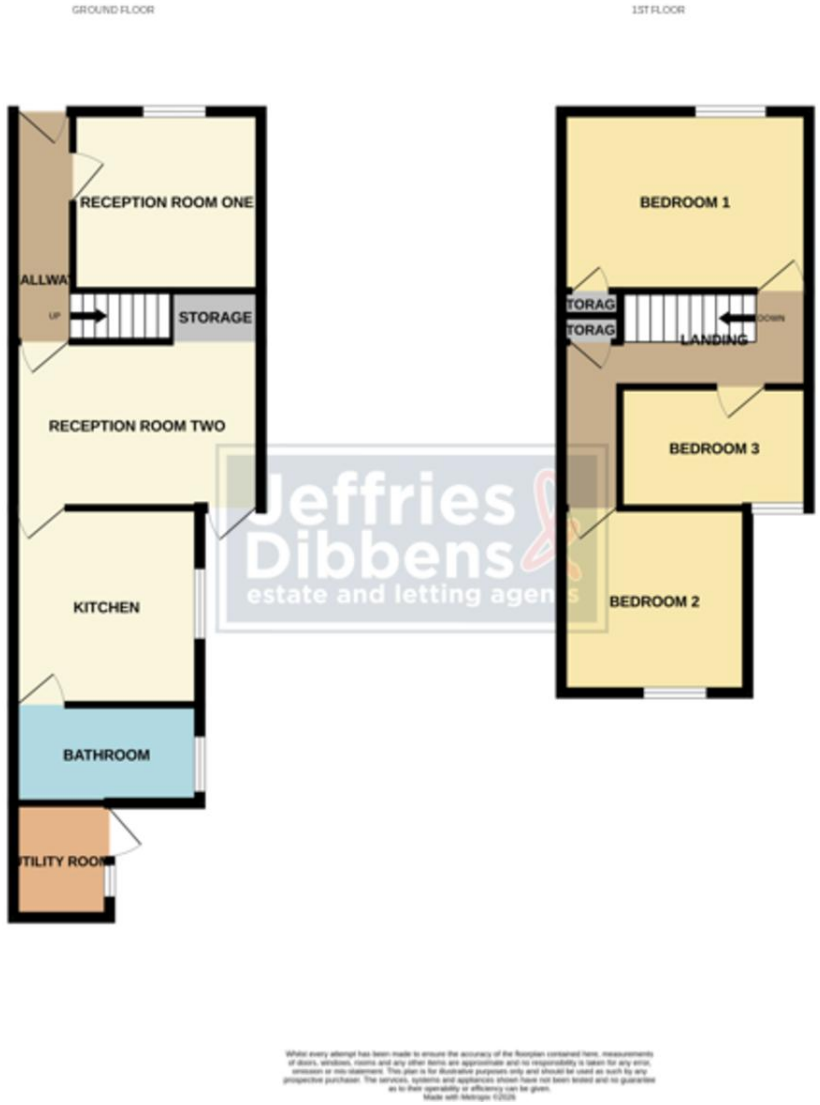
FIRST FLOOR LANDING Loft hatch with pull down ladder, built in storage cupboard, doors to:-

BEDROOM ONE 12' 9" into recess x 10' 4" (3.89m x 3.15m) PVC double glazed window to front aspect, radiator, original cast iron feature fireplace, built in storage cupboard.

BEDROOM TWO 10' 2" x 7' 11" (3.1m x 2.41m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 9' 7" x 7' 5" (2.92m x 2.26m) PVC double glazed window to rear aspect, radiator.

GARDEN 21' 9" x 13' 1" (6.63m x 3.99m) West facing, laid to artificial grass, raised decked area, raised bed, door to utility.

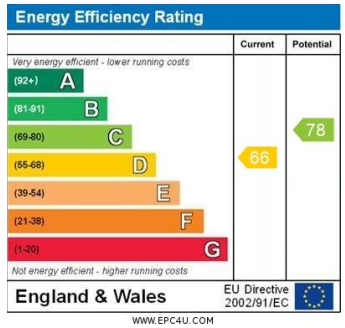


LOCAL AUTHORITY
Portsmouth City Council

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

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