

OFFERS IN EXCESS OF  
**£240,000**  
**21 Renny Road**  
Portsmouth, PO1 5AZ

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this well-presented, three bedroom, terraced house located in Renny Road, Fratton. Offered in excellent condition, this property offers a selection of benefits and makes a suitable investment or first time purchase. Ground floor accommodation comprises a 24ft living room/diner, 18ft modern fitted kitchen and a fitted downstairs family bathroom. To the first floor, you will find three bedrooms. Added benefits includes gas central heating, double glazing throughout and a fully-enclosed, rear garden with an outbuilding being used as a workshop. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to book your internal viewing today! 02392 661 662





## **OBSCURE COMPOSITE DOUBLE GLAZED FRONT DOOR**

**RECEPTION ROOM ONE** 24' 10" into bay x 12' 9" (7.57m x 3.89m) PVC double glazed bay window to front aspect, PVC double glazed window to rear aspect, three double radiators, wall mounted electric heater, laminate flooring, door to kitchen.

**KITCHEN** 18' 5" max narrowing to 12' 11" x 7' 11" (5.61m x 2.41m) PVC double glazed window to side aspect, obscure PVC double glazed back door to garden, two double radiators, range of wall and base units, acrylic work surfaces, integral 1 1/2 bowl sink with mixer tap and drainer unit, wall mounted Vaillant combination boiler, integral oven, integral fridge/freezer, integrated washing machine, integrated wine cooler, integrated tumble dryer, overhead black glass filter system, door to bathroom stairs to first floor, tiled flooring.

**BATHROOM** 8' x 6' 1" (2.44m x 1.85m) Obscure PVC double glazed window to rear aspect, heated towel rail, three piece bathroom suite, vanity unit, panel enclosed bath with rainfall shower, close coupled WC, tiled flooring, tiled to principal areas, spot lighting, extractor fan.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, loft hatch with pull down ladder leading to loft (loft has a Velux window and power & light), doors to.

**BEDROOM THREE** 12' x 8' (3.66m x 2.44m) PVC double glazed window to rear aspect, double radiator.

**BEDROOM TWO** 10' 10" x 9' 7" (3.3m x 2.92m) PVC double glazed window to rear aspect, radiator.

**BEDROOM ONE** 12' 11" x 10' 10" (3.94m x 3.3m) PVC double glazed window to front aspect, double radiator.

**REAR GARDEN** 40' (12.19m) approx Fully enclosed, mainly laid to paving, outside tap, outbuilding.

**OUT BUILDING** 9' (2.74m) PVC two double glazed windows, PVC double glazed doors, fully insulated.





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             |         | 84 B      |
| 69-80 | C             | 70 C    |           |
| 55-68 | 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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