

£219,995

49 Garnier Street

Portsmouth, PO1 1PD

PROPERTY SUMMARY

NO FORWARD CHAIN & BASEMENT! Jeffries & Dibbens are delighted to bring to the market this two-bedroom mid-terraced house located in Garnier Street, Fratton. The ground floor accommodation comprises a 22ft lounge/diner, a 12ft fitted kitchen and access to a 13ft basement. To the first floor are two bedrooms and a 12ft family bathroom. Externally, the property benefits from a 19ft rear garden. Additional benefits include double glazing, gas central heating and no forward chain. For further information or to arrange a viewing, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.

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OBSCURE UPVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, doors to lounge/diner and basement, open to kitchen, cupboard housing electric meters, stairs to first floor landing.

LOUNGE/DINER 22' 08" x 10' 09" (6.91m x 3.28m) Two radiators, PVC double glazed windows to front and rear aspect, cupboard housing gas meter.

KITCHEN 12' 05" x 08' 02" (3.78m x 2.49m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, integral oven with gas hob and overhead extractor fan, space for plumbing for washing machine, space for fridge/freezer, tiled to principle areas, obscure double glazed door to garden.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two and bathroom, loft hatch.

BEDROOM ONE 10' 10" x 13' 11" (3.3m x 4.24m) Radiator, PVC double glazed window to front aspect.

BEDROOM TWO 11' 04" x 08' 10" (3.45m x 2.69m) Radiator, PVC double glazed window to rear aspect.

BATHROOM 12' 05" x 08' 02" (3.78m x 2.49m) Obscure PVC double glazed window to rear aspect, wooden panelled bath with shower attachment, pedestal wash basin, close coupled WC, door to cupboard housing wall mounted combination boiler, tiled to principle areas, extractor fan.

GARDEN 19' 06" x 15' 02" (5.94m x 4.62m) Mainly laid to patio, outside tap.



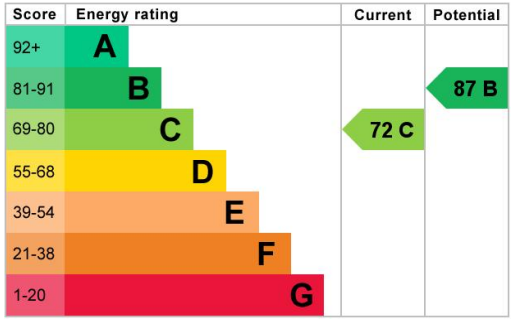
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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