

£210,000
108 Jessie Road
Southsea, PO4 0EW

TWO-BEDROOM DOUBLE BAY & FORECOURT HOME WITH NO FORWARD CHAIN! Situated in the heart of Southsea along Jessie Road, this double bay and forecourt property is offered to the market with no forward chain. The ground floor comprises two well-proportioned reception rooms, a fitted kitchen, and a four-piece family bathroom suite. Upstairs, there are two generously sized bedrooms. Additional benefits include a south-facing enclosed rear garden, gas central heating powered by a combination boiler, and double glazing throughout. To arrange a viewing and fully appreciate what this property has to offer, contact Jeffries & Dibbens today!

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FORECOURT wooden front door to:-

HALLWAY Stairs to first floor landing, carpeted, doors to all rooms.

LOUNGE 11' 1" x 9' 1" (3.39m x 2.77m) Double glazed bay window to front elevation, carpeted, radiator.

BATHROOM 9' 4" x 6' 2" (2.86m x 1.88m) Panel enclosed bath with mixer tap, low level WC, vanity unit housing hand basin, shower cubicle with thermostatic mixer.

KITCHEN 12' 5" x 7' 8" (3.80m x 2.36m) Fitted kitchen comprising a range of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit, electric oven and gas hob, space for fridge/freezer, wall mounted combination boiler, double glazed door to garden.

DINING ROOM 11' 2" x 7' 9" (3.41m x 2.37m) Double glazed window to side elevation, carpeted, radiator, double doors to garden.

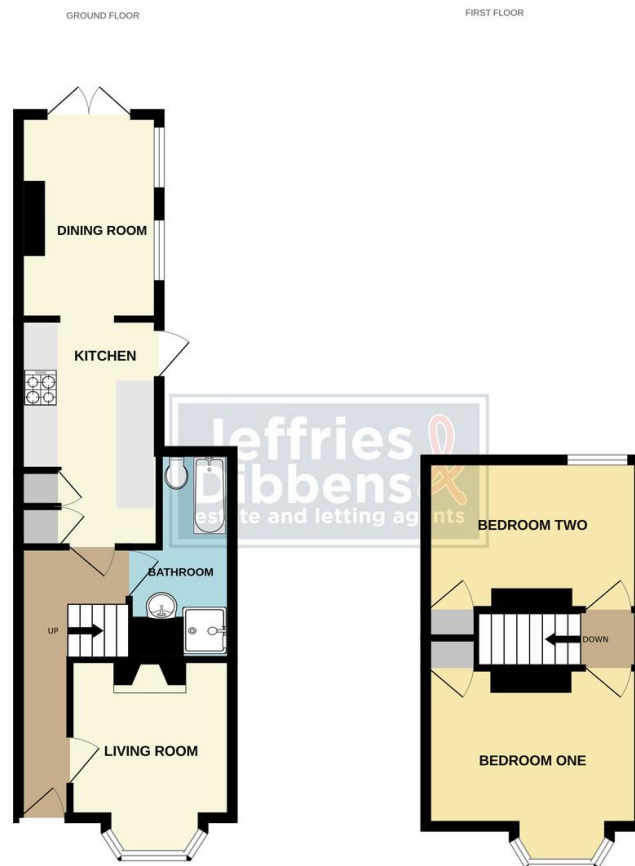
FIRST FLOOR LANDING Loft access, doors to both bedrooms.

BEDROOM ONE 11' 2" x 12' 3" (3.42m x 3.74m) Double glazed bay window to front elevation, carpeted, radiator, built-in wardrobes.

BEDROOM TWO 9' 4" x 12' 2" (2.85m x 3.72m) Double glazed window to rear elevation, carpeted, radiator, built-in wardrobes.

GARDEN Laid to paving, south facing, enclosed by brick walls.





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 misstatement. 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	69 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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estate and letting agents

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