

OFFERS OVER

£185,000

7 Clarkes Road

Portsmouth, PO1 5PR

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this well presented, two bedroom terraced property located in Clarkes Road, Fratton. Accommodation comprises two reception rooms, a 12ft fitted kitchen and a downstairs bathroom, with two bedrooms to the first floor. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, 22ft private garden. We encourage an internal viewing at your earliest convenience, so please contact Jeffries & Dibbens Portsmouth today. 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO RECEPTION ROOM ONE

RECEPTION ROOM ONE 11' 9" approx x 13'8" narrowing to 10'5" (3.58m x 4.22m) Obscure PVC double glazed window to front aspect, double radiator, stairs to first floor, open to reception room two.

RECEPTION ROOM TWO 11' 9" x 8' 00" (3.58m x 2.44m) PVC double glazed window to rear aspect, radiator, open to kitchen.

KITCHEN 12' 9" x 6' 9" (3.89m x 2.06m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, resin 1 1/2 bowl sink with mixer tap and drainer unit, tiled splash back, gas cooker point, space for fridge/freezer, double radiator, plumbing for washing machine, wall mounted combination boiler, door to lobby.

LOBBY Door to bathroom, obscure PVC double glazed back door to garden, tiled flooring.

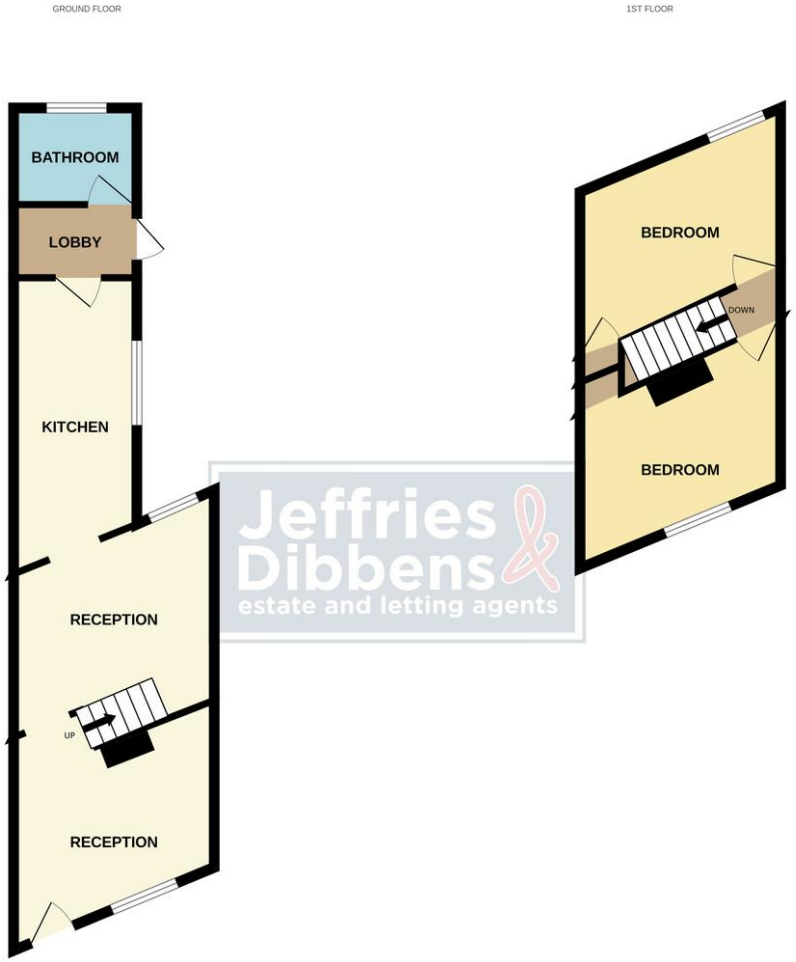
BATHROOM Obscure PVC double glazed window to rear aspect, pedestal wash basin, close coupled WC, double radiator, bath with shower.

FIRST FLOOR LANDING Door to bedroom one and bedroom two.

BEDROOM ONE 11' 9" x 10' 5" (3.58m x 3.18m) PVC double glazed window to front aspect, double radiator.

BEDROOM TWO 11' 9" x 8' 00" (3.58m x 2.44m) PVC double glazed window to rear aspect, radiator, fitted storage.

GARDEN 22ft' (6.71m) West facing, fully enclosed, patio.



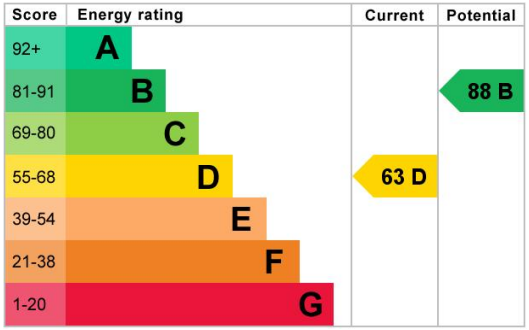
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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