

£194,995

29 Emsworth Road

Portsmouth, PO2 7HJ

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this three bedroom, terraced property located in Emsworth Road, North End. Ground floor accommodation comprises two reception rooms, a fitted kitchen and a conservatory. To the first floor, you will find three bedrooms and a family bathroom. Additional benefits include gas central heating, majority double glazing and a 36ft, west-facing garden. To arrange a viewing, please contact our Portsmouth branch today. 02392 661 662

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HARD WOOD FRONT DOOR TO HALLWAY

HALLWAY Double radiator, fuse board, electric meter, gas meter.

RECEPTION ROOM ONE 12' 3" maximum x 8' 2" (3.73m x 2.49m) PVC double glazed bay window to front aspect, double radiator.

RECEPTION ROOM TWO 13' 2" x 10' 11" maximum (4.01m x 3.33m) PVC double glazed window to rear aspect, double radiator, open to lobby.

LOBBY PVC double glazed back door to garden, stairs to first floor, open to kitchen, radiator, under stairs cupboard.

KITCHEN 10' 7" x 8' 1" (3.23m x 2.46m) Obscure PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, space for fridge/freezer, wall mounted combination boiler, tiled to principle areas, door to conservatory.

CONSERVATORY 12' 4" x 6' 8" (3.76m x 2.03m) Door to garden, windows to rear aspect.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, door to bedroom one, bedroom two, bedroom three and the bathroom.

BEDROOM ONE 13' 1" x 10' 11" (3.99m x 3.33m) PVC double glazed window to front aspect, double radiator.

BEDROOM TWO 10' 10" x 10' 0" (3.3m x 3.05m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 8' 3" x 6' 4" maximum (2.51m x 1.93m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, pedestal wash basin, bath with shower attachment, tiled to principle areas.

GARDEN West facing, fully enclosed, patio area.



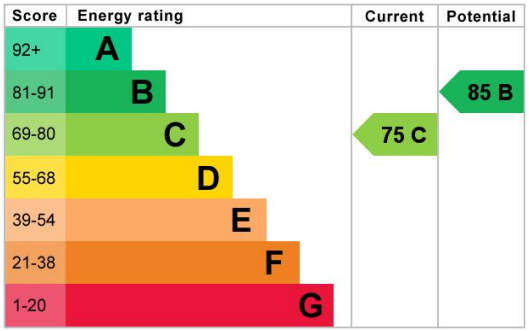
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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