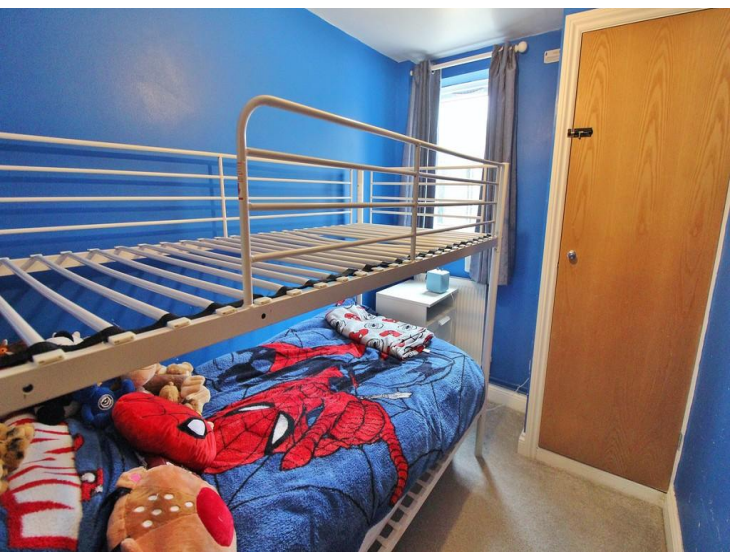


310A FRATTON ROAD, PORTSMOUTH, PO1 5JX



£139,995 Leasehold

Jeffries & Dibbens are pleased to offer for sale this two bedroom, ground floor flat located in Fratton Road, Fratton. The accommodation on offer comprises a 16ft reception room, an 8ft modern fitted kitchen, a fitted bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and a communal rear garden with rear pedestrian access. Contact our Portsmouth office to arrange your internal viewing, open late! 02392 661 662



OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH

Consumer unit, door to:-

RECEPTION ROOM

16' 6" x 11' 5" max (5.03m x 3.48m)

PVC double glazed window to front aspect, laminate flooring, cupboard housing gas meter, radiator, breakfast bar, archway to:

KITCHENETTE

8' 6" x 5' 4" (2.59m x 1.63m)

Range of modern fitted wall and base units with square edge work surfaces, sink and drainer unit with mixer tap over, integral electric oven and hob with extractor fan over, plumbing for washing machine, space for fridge/freezer, tiled to principal areas, laminate flooring.

HALLWAY

Laminate flooring, doors to:-

BATHROOM

8' x 6' 5" (2.44m x 1.96m)

Extractor fan, low level WC, pedestal mounted wash basin, panel enclosed bath with mixer tap and shower attachment over, radiator, tiled to principal areas, tiled flooring.

BEDROOM ONE

12' 6" x 8' 11" (3.81m x 2.72m)

PVC double glazed window overlooking rear garden, obscure PVC double glazed door to rear aspect, radiator, built-in wardrobes.

BEDROOM TWO

8' 7" x 6' 4" (2.62m x 1.93m)

PVC double glazed window to rear aspect, cupboard housing 'Worcester' combination boiler (fitted approx. 2020), radiator.

COMMUNAL GARDEN

Laid to paving, rear pedestrian access.

AGENTS NOTE

Council Tax Band - A

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



As of March 2024, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent:

Balance of Lease:

Ground Rent Charges:

Ground Rent Review Period:

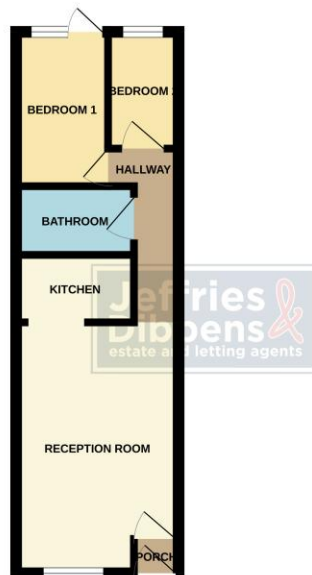
Maintenance/Service Charges:

Maintenance /Service Charges Review Period:

Building Insurance:

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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, appliances and appliances shown here are not tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 12/2024

OFFICE ADDRESS

112/114 London Road, Portsmouth,
Hampshire, PO2 0LZ

OFFICE DETAILS

023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk

AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH