



13 Bevis Road
Portsmouth, PO2 8AS
Asking Price £220,000

co**groves**
Sales, Rentals and Block Management

13 Bevis Road, Portsmouth, PO2 8AS

3 BEDROOM HOME WITH 30' REAR GARDEN & OFFERED WITH NO CHAIN. The accommodation comprises 3 bedrooms, lounge, separate dining room, fitted kitchen and first floor bathroom. Other benefits include double glazing, gas central heating and located in this convenient area close to shops, cafes, restaurants, bus routes and M275, which gives easy access in and out of the city.

Entrance Hall

Part glazed front door to entrance hall, meter cupboard, laminate flooring, stairs to first floor with understairs storage area.

Lounge

13'2 into bay x 10'9 (4.01m into bay x 3.28m)

Double glazed bay window to front, coved ceiling with central ceiling rose, radiator.

Kitchen

11'3 x 8'7 (3.43m x 2.62m)

Single drainer stainless steel sink unit with range of wall and base cupboards with work surfaces over. Oven, hob, extractor, plumbing for washing machine, space for fridge freezer, part tiled walls, tiled flooring, radiator, Worcester gas boiler, double glazed door to rear leading to garden,

Dining Room

11'5 x 8'10 (3.48m x 2.69m)

Double glazed window to rear, radiator.

First Floor Landing

Hatch to loft, picture rail.

Bedroom 1

14'2 x 10'9 (4.32m x 3.32m)

Double glazed window to front, radiator.

Bedroom 2

11'3 x 8'3 (3.43m x 2.51m)

Double glazed window to rear, radiator.

Bedroom 3

8'8 x 5'9 (2.64m x 1.75m)

Double glazed window to rear, radiator.

Bathroom

5'6 x 5'2 (1.68m x 1.57m)

Suite comprising bath with shower attachment, WC, wash hand basin, part tiled walls, vinyl flooring, radiator, double glazed window to side.

Garden

30' x 14' (9.14m x 4.27m)

Enclosed rear garden with walled boundaries, patio area, storage shed.

Additional Information

Tenure - Freehold

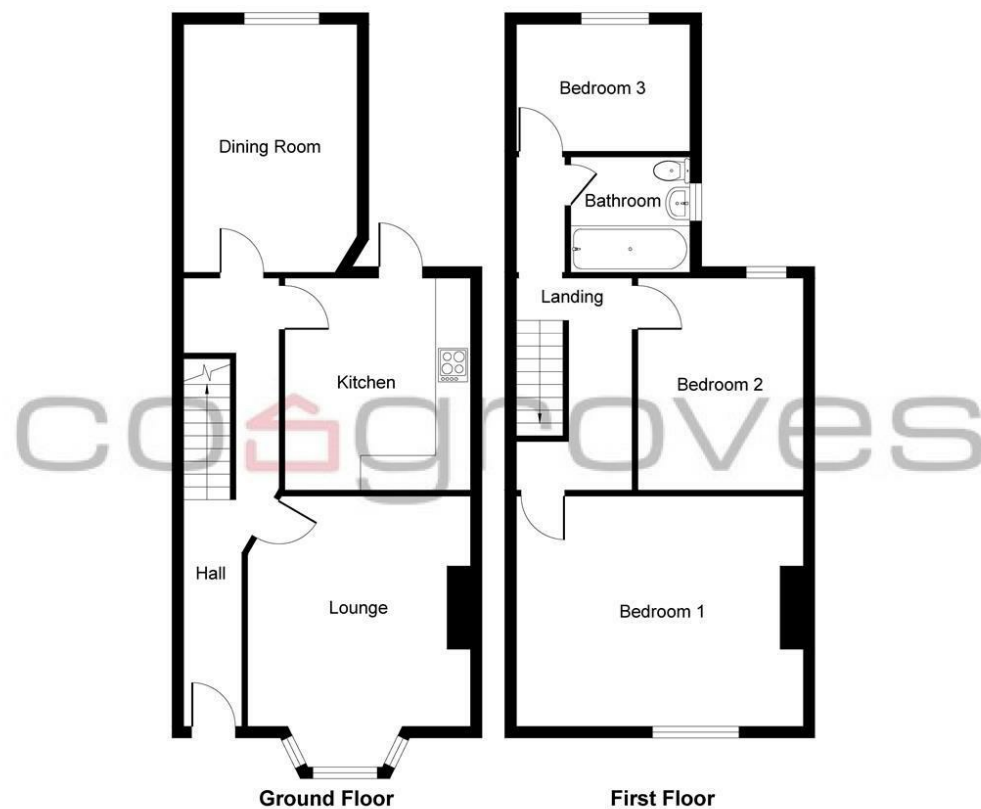
Council Tax - Band B

The information provided about this property does not constitute or form part of an offer or contract, nor may it be used as a representation.

All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed.

Reference to appliances and/or services does not imply they have been tested.





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Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		8
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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