



£229,995
98 Wymering Road
Portsmouth, PO2 7HY

PROPERTY SUMMARY

NO FORWARD CHAIN! We are pleased to bring to the market this three bedroom, mid-terraced property located in Wymering Road, North End. Ground floor accommodation comprises a 26ft reception room, an 11ft modern fitted kitchen, a fitted bathroom and a utility room. First floor accommodation offers three bedrooms and a WC. Additional benefits include double glazing, gas central heating plus a south facing garden. We feel this property would be ideally suited to first time buyers and investors alike, so contact Jeffries & Dibbens to arrange your viewing now. Open late! 02392 661 662





PVC DOUBLE GLAZED DOOR Leading to porch.

PORCH Double glazed hardwood door to.

RECEPTION ROOM 26' 11" x 13' (8.2m x 3.96m) PVC double glazed bay window to front aspect, stairs to first floor, two radiators, feature fireplace, built in cupboard housing meters and fuse board, door to kitchen, PVC double glazed window to rear aspect.

KITCHEN 11' 11" x 8' 6" (3.63m x 2.59m) PVC double glazed window to side aspect, range of wall and base level units, roll top work surfaces, 1 1/2 bowl stainless steel sink with drainer unit and mixer tap over, integral electric oven with integral gas hob and extractor hood over, space for under counter fridge, space for under counter freezer, tiled to principal areas, wall mounted 'Ideal' combination boiler, door to.

REAR HALLWAY Door to bathroom, opening to utility room.

BATHROOM 7' 7" x 5' 9" (2.31m x 1.75m) Obscure PVC double glazed window to side aspect, close coupled WC, panel enclosed bath, pedestal mounted wash basin, tiled to principal areas.

UTILITY ROOM 8' 8" x 7' 2" (2.64m x 2.18m) PVC obscure double glazed windows to side and rear aspect, PVC double glazed door to garden, roll top work surfaces, plumbing for washing machine, space for tumble dryer, tiled to principal areas.

FIRST FLOOR LANDING Loft access, doors to.

BEDROOM ONE 11' 4" x 9' 7" (3.45m x 2.92m) PVC double glazed window to front aspect, radiator, built in wardrobe.

BEDROOM TWO 11' 10" max x 8' 5" (3.61m x 2.57m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 12' 11" narrowing to 6'8" x 10' 1" narrowing to 6'6" (3.94m x 3.07m) PVC double glazed window to rear aspect, radiator.

WC PVC obscure double glazed window to side aspect, close coupled WC, pedestal mounted wash basin, tiled to principal areas,

REAR GARDEN 35' 8" x 13' 9" (10.87m x 4.19m) South facing, mainly laid to concrete and paving, mature tree and shrub borders, outside tap.



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, 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 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



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