

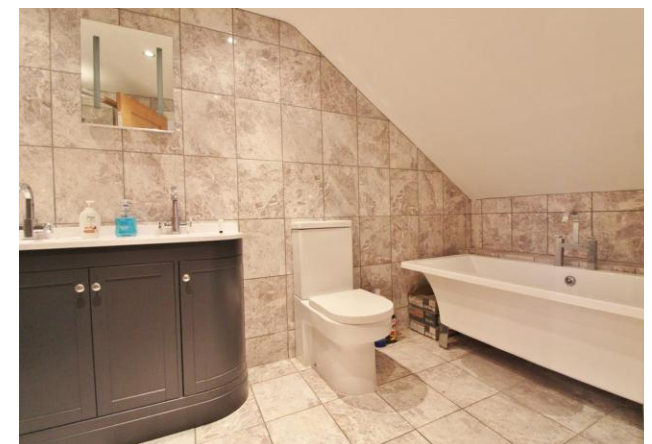


**£375,000**  
**13 Wadham Road**  
Portsmouth, PO2 9ED



## PROPERTY SUMMARY

COMPREHENSIVE FOUR BEDROOM TOWN HOUSE! Jeffries & Dibbens are delighted to offer for sale this spacious, four bedroom town house in Wadham Road, North End. With a new roof fitted in the summer of 2022, this property offers benefits to the discerning buyer. Accommodation comprises three reception rooms, a 15ft fitted kitchen and two lean-to conservatories to the ground floor. To the first floor, you will find three bedrooms, a modern fitted family bathroom and stairs leading to the second floor. The main double bedroom is situated on the second floor, complimented with a modern-fitted four piece en-suite. Additional benefits include gas central heating, majority double glazing and a fully-enclosed, private rear garden. The bathrooms have been recently refurbished as of October 2023 and we welcome an internal viewing at your earliest convenience. Call Jeffries & Dibbens, acting as sole agents, today! 02392 661 662





**OAKWOOD FRONT DOOR** Leading to hallway.

**HALLWAY** Single glazed windows to front aspect, oak flooring, stairs to first floor, vertical radiator, under stairs cupboard space, gas and electric meters, door to reception room one, two and three.

**RECEPTION ROOM ONE** 15' 10" into bay x 12' 9" (4.83m x 3.89m) Obscure PVC double glazed bay window to front aspect, vertical radiator, wood flooring, working fireplace with decorative tiles and granite surround, ceiling rose and alcoves.

**RECEPTION ROOM TWO** 12' 10" x 9' 5" (3.91m x 2.87m) PVC double glazed window to rear aspect, vertical radiator, wooden flooring, door to kitchen.

**RECEPTION ROOM THREE** 11' 8" x 9' 2" (3.56m x 2.79m) Window to rear aspect, vertical radiator, feature fireplace with oak surround, door to conservatory, space for fridge/freezer.

**CONSERVATORY** 12' x 5' 6" (3.66m x 1.68m) French doors to garden.

**KITCHEN** 15' x 7' 10" (4.57m x 2.39m) PVC double glazed window to rear aspect, window to side aspect, door to conservatory, range of wall and base units, roll top work surfaces, integral oven with gas hob, stainless steel splash back and stainless steel overhead extractor fan, stainless steel sink with mixer tap and drainer unit, space for dishwasher, plumbing for washing machine, laminate flooring, tiled to principal areas, door to conservatory two.

**CONSERVATORY TWO** Tap, door to garden.

**FIRST FLOOR LANDING** Door to bedroom one, two, three and bathroom, spot lighting, stairs to second floor.

**BEDROOM FOUR** 11' 8" x 9' 2" (3.56m x 2.79m) PVC double glazed window to rear aspect, vertical radiator, cupboard housing wall mounted combination boiler, fitted wardrobe space.

**BEDROOM THREE** 12' 9" x 9' 5" (3.89m x 2.87m) PVC double glazed window to rear aspect, vertical radiator, feature fireplace with tiled hearth, fitted wardrobes.

**BEDROOM TWO** 15' 11" into bay x 12' 8" (4.85m x 3.86m) PVC double glazed bay window to front aspect, vertical radiator, fitted fireplace with tiled hearth.

**BATHROOM** Obscure PVC double glazed window to front aspect, dose coupled WC, vanity unit, bath with rainfall shower attachment, tiled flooring, fully tiled, spot lighting, extractor fan.

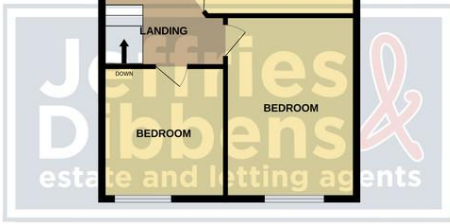
**SECOND FLOOR LANDING** Door to bedroom one.

**BEDROOM ONE** 19' 3" narrowing to 9'3" x 22' 9" narrowing to 6'8" (5.87m x 6.93m) Obscure PVC double glazed window to front aspect, Velux windows to rear aspect, laminate flooring, door to bathroom, eaves storage x 2.

**BATHROOM** His and hers vanity unit, dose coupled WC, free standing bath, walk in shower cubide, spot lighting, extractor fan, stainless steel heated towel rail.

**REAR GAREN** 41' (12.5m) approx South facing, fully enclosed, mainly laid to paving, wooden shed.





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 C

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73   C
55-68	D		
39-54	E	47   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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