



Jeffries Dibbens  
estate and letting agents  
**FOR SALE**  
023 9266 1622  
jda.co.uk  
4 BED

AUCTION GUIDE PRICE  
**£290,000**  
**38 Wadham Road**  
Portsmouth, PO2 9EE



## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to welcome to the market this four bedroom, double bay and forecourt property, located in Wadham Road, North End. Being sold with no forward chain, the spacious accommodation on offer comprises two reception rooms, the largest measuring an impressive 17' x 13' approx, a 15' fitted kitchen, a conservatory and a downstairs WC. First floor accommodation comprises three bedrooms and a fitted family bathroom. The 17ft master bedroom is located on the second floor with an en-suite shower room. Additional benefits include original features throughout, majority double glazing and gas central heating, plus the property also boasts a 52' approx. rear garden. Contact our Portsmouth office to arrange your viewing. 0239 2 661 662







**WOODEN DOORS LEADING TO**

**STORM PORCH** Stained glass hardwood front door leading to:-

**HALLWAY** Stained glass windows to front aspect, radiator, stairs to first floor landing, under stairs cupboard housing gas and electric meters, wood laminate flooring, doors leading to:-

**RECEPTION ROOM ONE** 17' 7" into bay x 13' 3" (5.36m x 4.04m) Double glazed bay window to front aspect, radiator, feature fireplace with tiled hearth, herringbone effect flooring.

**KITCHEN** 15' 06" x 8' 7" (4.72m x 2.62m) Double glazed sliding doors to rear garden, range of wall and base units with roll top work surfaces, integral electric double fan oven, gas hob with extractor hood over, plumbing for washing machine and dishwasher, space for appliances, 1 1/2 stainless steel sink and drainer unit with mixer tap over, wall mounted 'Vaillant' combination boiler, breakfast bar.

**RECEPTION ROOM TWO** 14' 09" x 10' 10" (4.5m x 3.3m) Single glazed window to rear aspect, single glazed double doors leading to conservatory, feature fireplace, radiator.

**CONSERVATORY** 9' 3" x 8' 9" (2.82m x 2.67m) Double glazed windows to rear aspect, radiator, double glazed door to side aspect leading to garden, door to:

**WC** Obscure double glazed window to side aspect, low level WC, wash hand basin.

**FIRST FLOOR LANDING** Stairs to second floor, doors to:-

**BEDROOM TWO** 17' 03" into bay x 12' 08" into recess (5.26m x 3.86m) Double glazed bay window to rear aspect, radiator, feature fireplace, original wooden floorboards.

**BEDROOM THREE** 17' 08" into bay x 11' 5" (5.38m x 3.48m) Double glazed bay window to front aspect, radiator, feature fireplace, original wooden floorboards.

**BEDROOM FOUR** 12' 1" x 8' 1" (3.68m x 2.46m) Double glazed window to front aspect, radiator.

**BATHROOM** 6' 9" x 6' 5" (2.06m x 1.96m) Obscure double glazed windows to rear aspect, heated towel rail, panel enclosed bath with electric shower attachment over, wash hand basin with cupboard storage below, low level WC.

**SECOND FLOOR LANDING** Door to:-

**BEDROOM ONE** 17' 3" x 14' 7" (5.26m x 4.44m) Double glazed Velux window to rear aspect, double glazed window to rear aspect, radiator, built in wardrobe, access to eaves storage, radiator, door to:-

**EN-SUITE SHOWER ROOM** 5' 6" x 5' 5" (1.68m x 1.65m) Obscure double glazed window to rear aspect, shower cubicle with electric shower over, low level WC, wash hand basin, radiator.

**REAR GARDEN** 52 approx. (15.85m) Mainly laid to lawn, two patio areas, summer house, side pedestrian access.



**LOCAL AUTHORITY**  
Portsmouth City Council

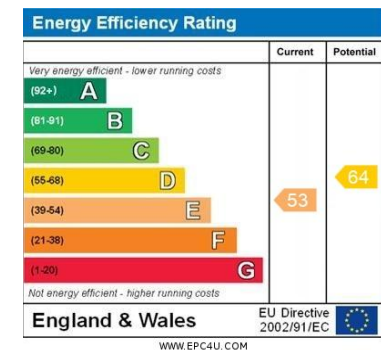
**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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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