



£257,000
24 Widley Road
Portsmouth, PO2 8PN

PROPERTY SUMMARY

GARAGE! This two double bedroom, extended, end of terrace property located in Widley Road, Stamshaw is for sale with Jeffries & Dibbens. Accommodation comprises two reception rooms, a fitted kitchen, an additional sun room and a downstairs W.C. The first floor consists of two double bedrooms, an anteroom and a wet room. Added benefits include gas central heating, double glazing throughout and a west-facing, courtyard garden with side pedestrian access and access to a 14ft x 13ft garage and benefitting from power and light. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





COMPOSITE FRONT DOOR

HALLWAY Stairs to first floor, obscure PVC double glazed window to front aspect, radiator, under stairs storage cupboard space, doors to reception room one and reception room two.

RECEPTION ROOM ONE 13' 8" x 10' 10" (4.17m x 3.3m) PVC double glazed bay window to front aspect, double radiator, feature fireplace, electric heater, original features.

RECEPTION ROOM TWO 13' 6" x 10' 9" narrowing to 10' 1" (4.11m x 3.28m) PVC double glazed window to side aspect, radiator, obscure PVC double glazed back door to garden, door to kitchen.

KITCHEN 8' 11" x 8' 3" (2.72m x 2.51m) PVC double glazed window to side aspect, double radiator, range of wall and base units, roll top work surfaces, range cooker with extractor hood over, tiled to principal areas, obscure PVC double glazed back door to conservatory.

CONSERVATORY 9' 10" x 7' 9" (3m x 2.36m) PVC double glazed back door to garden, two radiators, pedestal wash basin, space for fridge/freezer, spot lighting.

WC Obscure PVC double glazed window to rear aspect, close coupled WC, fully tiled.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 13' 6" x 13' 5" into bay (4.11m x 4.09m) PVC double glazed bay window to front aspect, radiator, built in storage.

BEDROOM TWO 10' 6" x 10' 1" (3.2m x 3.07m) PVC double glazed window to rear aspect, radiator.

ANTE ROOM PVC double glazed window to side aspect, radiator.

WET ROOM 8' 11" x 8' (2.72m x 2.44m) Obscure PVC double glazed window to rear aspect, close coupled WC, radiator, pedestal wash basin, cupboard housing wall mounted combination boiler, tiled to principal areas, extractor fan.

REAR GARDEN Mainly laid to paving, side pedestrian access, obscure PVC double glazed door to garage.

GARAGE 14' 1" x 13' 1" (4.29m x 3.99m) Obscure PVC double glazed window to rear aspect, space for dryer, plumbing for washing machine, power and light, up and over door.



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 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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