



£229,995
55 Stanley Road
Portsmouth, PO2 8EL

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, mid-terraced property located in Stanley Road, Stamshaw. Ideally suited to first time buyers and investors alike, ground floor accommodation comprises two reception rooms, a 10ft fitted kitchen and a utility room. First floor accommodation offers two double bedrooms and a 10ft modern fitted bathroom. Additional benefits include majority double glazing, gas central heating, plus a south facing garden with rear pedestrian access! Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





HARDWOOD FRONT DOOR

PORCH Obscure glazed borrowed light window to reception room one, door to.

RECEPTION ROOM ONE 12' 10" x 11' 10" into recess but excluding bay (3.91m x 3.61m) PVC double glazed bay window to front aspect, two radiators, dado rail, multi-fuel burner, stairs to first floor, door to reception room two.

RECEPTION ROOM TWO 12' 10" into recess x 10' 10" (3.91m x 3.3m) PVC double glazed window to rear aspect, wood laminate flooring, radiator, dado rail, under stairs storage cupboard, feature fireplace, door to.

KITCHEN 10' 11" x 7' 10" (3.33m x 2.39m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, laminate flooring, door to.

UTILITY ROOM 8' 7" x 8' 4" (2.62m x 2.54m) PVC double glazed window to side aspect, single glazed window to rear aspect, glazed door to garden, tiled flooring, wall and base units, roll top work surfaces, plumbing for washing machine, space for fridge/freezer, space for additional under counter appliance, built in cupboard housing combination boiler.

FIRST FLOOR LANDING Loft hatch, doors to.

BEDROOM ONE 12' 10" x 11' 11" (3.91m x 3.63m) PVC double glazed window to front aspect, dado rail, feature fireplace, built in wardrobes, radiator.

BEDROOM TWO 10' 10" x 10' 1" (3.3m x 3.07m) PVC double glazed window to rear aspect, feature fireplace, wood laminate flooring, radiator, built in storage cupboard, borrowed light window to hallway.

BATHROOM 10' 4" x 7' 10" (3.15m x 2.39m) Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, panel enclosed bath with mains shower over, radiator, tiled to principal areas, built in airing cupboard.

REAR GARDEN South facing, mainly laid to paving with artificial grass area, rear pedestrian access, outside tap, brick built storage shed.





Jeffries & Dibbens
estate and letting agents

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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 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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