



£210,000
61 Winstanley Road
Portsmouth, PO2 8JS

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this two bedroom, mid-terraced property located in Winstanley Road, Stamshaw. In addition to two double bedrooms, accommodation comprises two reception rooms, a fitted kitchen, a downstairs bathroom and a 20ft South Facing Garden. Added benefits include gas central heating, double glazing throughout and rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

RECEPTION ROOM ONE 11' 8" x 10' 8" (3.56m x 3.25m) PVC double glazed window to front aspect, radiator, electric gas meters, laminate flooring.

RECEPTION ROOM TWO 12' 3" x 11' 8" (3.73m x 3.56m) PVC double glazed door to garden, radiator, stairs to first floor, laminate flooring.

KITCHEN 12' 4" x 7' 10" (3.76m x 2.39m) PVC double glazed window to side aspect, radiator, range of wall and base units, integral electric cooker with induction hob and extractor hood over, space for fridge/freezer, space for washing machine, stainless steel sink with mixer tap and drainer, wall mounted combination boiler, doors to bathroom and garden.

BATHROOM Obscure PVC double glazed window to rear aspect, heated towel rail, corner bath with mixer tap and shower attachment, low level WC.

FIRST FLOOR LANDING

BEDROOM ONE 11' 9" x 10' 7" (3.58m x 3.23m) PVC double glazed window to front aspect, radiator, laminate flooring.

BEDROOM TWO 11' 9" x 9' 2" (3.58m x 2.79m) PVC double glazed window to rear aspect, radiator, laminate flooring.

REAR GARDEN 20' 3" x 11' 10" (6.17m x 3.61m) Mainly laid to patio with artificial grass, rear pedestrian access.





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 read as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given 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		86 B
69-80	C		
55-68	D	66 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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