



OFFERS IN EXCESS OF
£210,000
71 Stamshaw Road
Portsmouth, PO2 8LH

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this two bedroom, end terraced property located in Stamshaw Road, Stamshaw. Accommodation comprises a 22ft reception room, a 9ft fitted kitchen, a 9ft fitted upstairs bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and an enclosed rear garden with side pedestrian access. We feel this property is ideally suited to first time buyers and investors alike, so contact our Portsmouth branch to arrange your internal viewing. Open late! 02392 661 662





PVC DOUBLE GLAZED COMPOSITE DOOR TO

HALLWAY Radiator, stairs to first floor landing, under stairs storage cupboard, wood laminate flooring, doors to:-

RECEPTION ROOM 22' 11" x 10' 04" (6.99m x 3.15m) PVC double glazed windows to front and side aspects, wood laminate flooring, two radiators, feature fireplace, built-in storage cupboard housing meters.

KITCHEN 9' 10" x 9' 10" (3m x 3m) PVC double glazed windows to side and rear aspects, range of wall and base level units, roll top work surfaces, integral 'Neff' electric oven with gas hob and extractor hood over, sink and drainer unit with mixer tap over, space and plumbing for washing machine, integral fridge, integral freezer, tiling to principal areas, radiator.

FIRST FLOOR LANDING PVC double glazed window to side aspect, radiator, loft access over, doors to.

BEDROOM ONE 10' 10" x 10' 2" (3.3m x 3.1m) PVC double glazed window to front aspect, radiator, spot lighting.

BEDROOM TWO 11' 9" x 7' 2" (3.58m x 2.18m) PVC double glazed window to side aspect, radiator, spot lighting.

BATHROOM 9' 10" x 9' 8" (3m x 2.95m) PVC double glazed window to side and rear aspects, radiator, heated towel rail, panel enclosed bath with mixer tap over, shower cubicle with mains shower attachment over, low level WC, wash hand basin, tiling to principal areas, extractor, cupboard housing 'Worcester' combination boiler.

REAR GARDEN Fully paved, side pedestrian access, raised decked area.





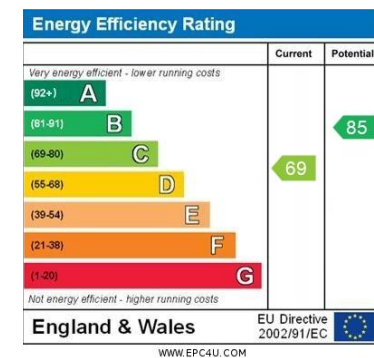
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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