



£257,500
135 Walmer Road
Portsmouth, PO1 5AT

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to bring to the market this three bedroom, mid-terraced property located in Walmer Road, Fratton. The spacious accommodation on offer comprises two reception rooms, a 12ft fitted kitchen, an upstairs shower room, plus three bedrooms. Additional benefits include majority double glazing, gas central heating and an enclosed, rear garden. The property also boasts a 19ft loft room, plus a new roof fitted in August 2023. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, picture rail, dado rail, stairs to first floor, under stairs storage area housing electrics and consumer unit, original stained glass door to lean-to, door to reception room two, door to reception room one.

RECEPTION ROOM ONE 15' 1" x 11' (4.6m x 3.35m) PVC double glazed bay window to front aspect, radiator, feature fireplace with gas fire.

RECEPTION ROOM TWO 10' 4" x 9' 11" (3.15m x 3.02m) PVC double glazed window to side aspect, glazed door to lean-to, doorway to kitchen.

LEAN TO Polycarbonate roof, glazed door to garden.

KITCHEN 12' 2" x 9' 10" (3.71m x 3m) PVC double glazed windows to rear aspect, PVC double glazed doors to garden, range of wall and base units, roll top work surfaces, space for cooker, space for fridge/freezer, space for tumble dryer, plumbing for washing machine, tiled to principal areas, wall mounted 'Vaillant' combination boiler.

FIRST FLOOR LANDING Loft hatch with pull down ladder leading to loft room/storage room, radiator, doors to.

BEDROOM ONE 14' 4" x 12' 9" (4.37m x 3.89m) Two PVC double glazed windows to front aspect, radiator, original cast iron fireplace, picture rail, original floorboards.

BEDROOM TWO 12' 10" x 9' 11" (3.91m x 3.02m) PVC double glazed window to rear aspect, radiator, spot lighting, picture rail.

BEDROOM THREE 10' 5" x 7' 2" (3.18m x 2.18m) Obscure PVC double glazed window to side aspect.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, double shower cubicle with 'Rainfall' style shower over, spot lighting, extractor fan, tiled to principal areas.

LOFT ROOM/STORAGE ROOM 14' 4" min x 19' 6" (4.37m x 5.94m) PVC double glazed window to side aspect, power and light.

REAR GARDEN Mainly laid to concrete, wooden storage shed.





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		84 B
69-80	C	71 C	
55-68	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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