



**£390,000**  
**94 Wadham Road**  
Portsmouth, PO2 9EE

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this three/four bedroom, mid-terraced property located in Wadham Road, North End. The spacious accommodation on offer to the ground floor comprises two reception rooms, an additional reception room/bedroom with a modern fitted shower room, plus a 15ft fitted kitchen. First floor accommodation offers three bedrooms, plus the family bathroom. Additional benefits include majority double glazing, gas central heating and a 38ft, fully enclosed rear garden. The property also boasts a selection of original features. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





## HARDWOOD DOUBLE DOORS

**PORCH** Tiled walls, original stained glass with hardwood front door to.

**HALLWAY** Original stained glass windows to front aspect, laminate flooring, radiator, stairs to first floor, under stairs storage cupboard, doors to reception room one, two and three.

**RECEPTION ROOM ONE** 17' 9" into bay x 12' 10" into recess (5.41m x 3.91m) PVC double glazed bay window to front aspect, original feature fireplace with open fire and tiled hearth, laminate flooring, original ceiling rose and coving, picture rail, radiator.

**RECEPTION ROOM/BEDROOM** 14' 3" x 8' 2" into recess (4.34m x 2.49m) PVC double glazed window to rear aspect, radiator, feature fireplace with potential for open fire, laminate flooring, picture rail, door to.

**SHOWER ROOM** Obscure PVC double glazed window to side aspect, radiator, walk in shower cubicle with electric shower unit, close coupled WC, pedestal mounted wash basin, tiled to principal areas, tiled flooring, spotlighting.

**RECEPTION ROOM TWO** 14' 4" x 10' 6" (4.37m x 3.2m) Two double glazed windows to rear aspect, glazed double doors to kitchen, laminate flooring, picture rail, original feature fireplace with tiled surround and hearth, radiator, original coving.

**KITCHEN** 15' 7" x 9' 5" (4.75m x 2.87m) Two PVC double glazed windows to rear aspect, two double glazed Velux windows to rear aspect, range of wall and base units, roll top work surfaces, integral electric oven and hob with extractor hood over, integral fridge, integral freezer, space and plumbing for washing machine, space for additional under counter appliance, tiled to principal areas, tiled flooring, radiator, PVC double glazed door to garden, spotlighting.

**FIRST FLOOR LANDING** Loft hatch, doors to.

**BEDROOM ONE** 17' 9" into bay x 12' 11" into recess (5.41m x 3.94m) PVC double glazed bay window to front aspect, radiator, original cast iron feature fireplace with tiled surround and hearth, original built in cupboard, laminate flooring, original coving.

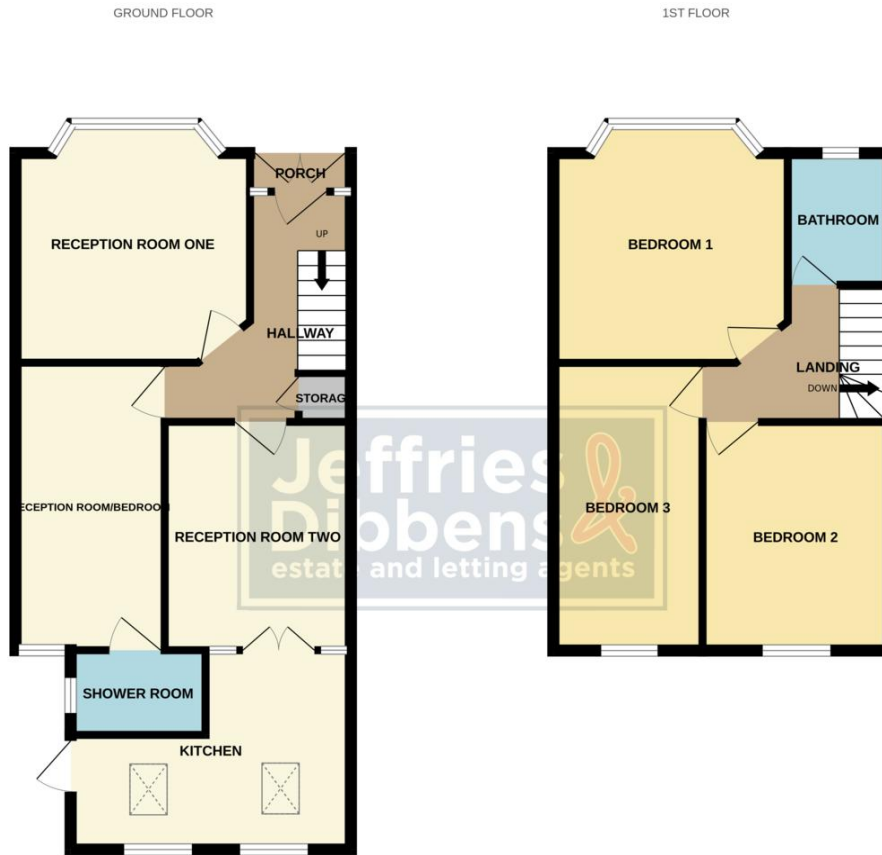
**BEDROOM TWO** 11' 2" x 10' 6" (3.4m x 3.2m) PVC double glazed window to rear aspect, original cast iron feature fireplace with tiled hearth, radiator, built in cupboard housing 'Worcester' combination boiler.

**BEDROOM THREE** 14' 3" x 8' 7" including recess (4.34m x 2.62m) PVC double glazed window to rear aspect, radiator, original cast iron feature fireplace with tiled surround and hearth, original built in cupboard, vanity unit with tiled to principal areas.

**BATHROOM** 8' x 6' 4" (2.44m x 1.93m) Obscure PVC double glazed window to rear aspect, panel enclosed bath with mains shower attachment, pedestal mounted basin, low level WC, tiled to principal areas, spotlighting, radiator.

**REAR GARDEN** 38' 8" x 19' 9" (11.79m x 6.02m) Mainly laid to lawn with paved patio area, outside tap, brick built storage shed with power and light.





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 C

**VIEWINGS**  
By prior appointment only

EPC TO FOLLOW

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



**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk