



£360,000
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.

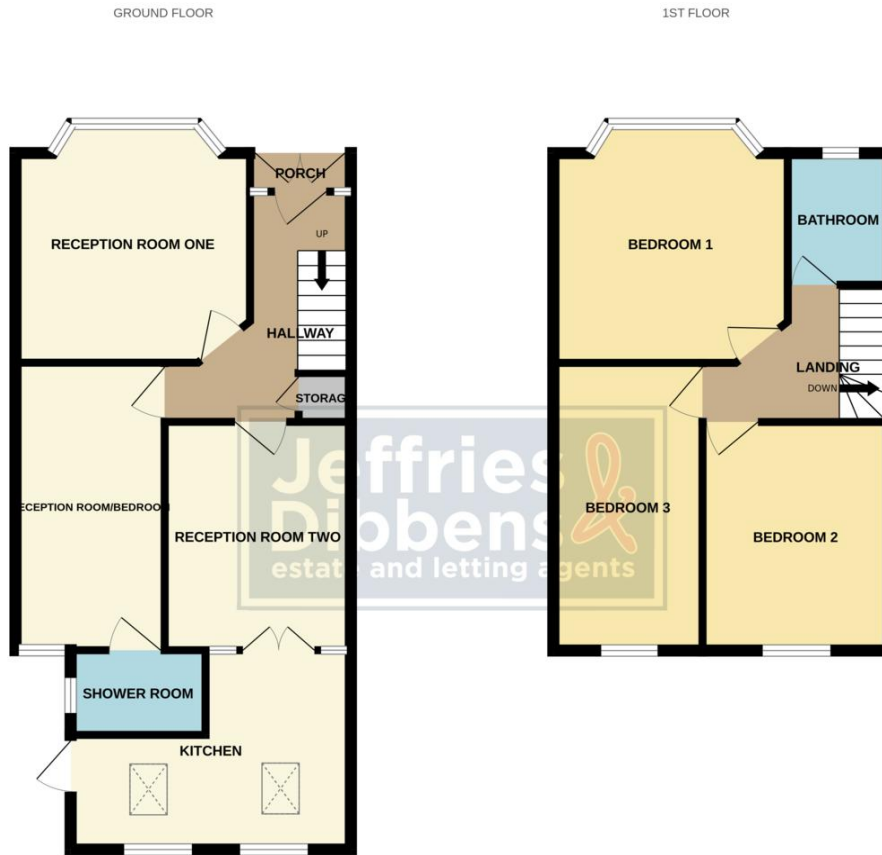
BEDROOM TWO 11' 2" x 10' 6" (3.4m x 3.2m) PVC double glazed window to rear aspect, original cast iron feature fireplace with tiled hearth, radiator, built in cupboard housing 'Worcester' combination boiler.

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.





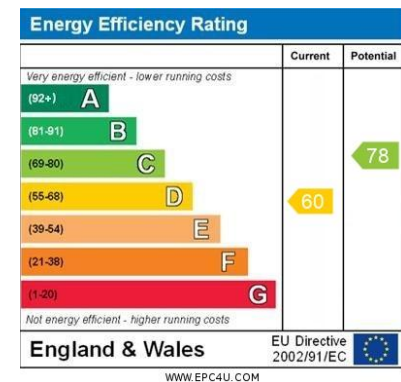
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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