



P
2 hours
No return to zone
within 4 hours
FG Zone Permit Holders
Exempt

62
60

£237,500
62 Stanley Road
Portsmouth, PO2 8EN

PROPERTY SUMMARY

17' Garage! This comprehensive, terraced property located in Stanley Road, Stamshaw is available for sale with Jeffries & Dibbens of Portsmouth. This property is well presented throughout and offers two bedrooms to the first floor which also benefits from an additional WC. The ground floor comprises a 28' lounge/diner, a 21', modern-fitted kitchen/breakfast room with a selection of integrated appliances and a four-piece, fitted bathroom. Further features include gas central heating, full double glazing and a fully enclosed, rear garden which provides access to the garage. Arrange your viewing by contacting our Portsmouth branch. 023 92 661 662





PVC DOUBLE GLAZED FRONT DOOR

INNER PORCH Cupboard housing gas & electric meters and consumer unit, borrowed light window to rear aspect, door to lounge/diner.

LOUNGE/DINER 28' 9" into bay x 12' 11" (8.76m x 3.94m) PVC double glazed bay window to front aspect, PVC double glazed window to rear aspect, two double radiators, stairs to first floor, door to kitchen, laminate wood flooring.

KITCHEN/BREAKFAST ROOM 21' 10" x 7' 10" (6.65m x 2.39m) Two PVC double glazed windows to side aspect, double radiator, range of wall and base level units, roll top work surfaces with matching splash back, stainless steel sink with mixer tap and drainer unit, gas cooker point, fitted extractor, integrated fridge/freezer, integrated dishwasher, integrated washing machine, integrated tumble dryer, cupboard housing 'Vaillant' combination boiler, door to inner lobby.

INNER LOBBY Door to bathroom, door to garden.

BATHROOM Obscure PVC double glazed window to rear aspect, four piece bathroom suite comprising panelled bath, vanity unit, close coupled WC, walk-in shower cubicle, waterproof panelling to principal areas.

FIRST FLOOR LANDING Loft access, door to WC, doors to bedrooms.

BEDROOM ONE 11' 11" x 11' 2" plus wardrobe depth (3.63m x 3.4m) PVC double glazed window to front aspect, radiator in radiator cover, fitted mirrored wardrobes.

WC Close coupled WC, wash hand basin.

BEDROOM TWO 10' 08" x 9' 6" (3.25m x 2.9m) PVC double glazed window to rear aspect, double radiator, storage & wardrobe space.

OUTSIDE

REAR GARDEN Fully enclosed, mainly laid to paving, flower & shrub borders, outside tap, door to garage.

GARAGE 17' 9" x 12' 8" (5.41m x 3.86m) Brick & timber construction, metal up and over door, wooden work bench.



**Jeffries
Dibbens & Co.**
estate and letting agents

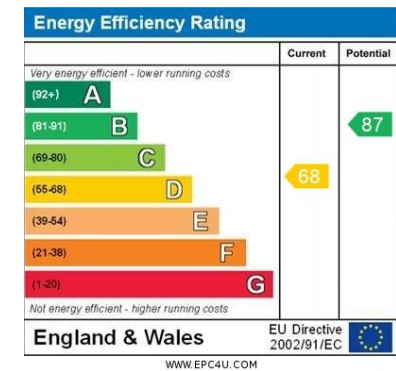
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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