

**£265,000**  
**105 Walmer Road**  
Portsmouth, PO1 5AT

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Walmer Road, Fratton. Well presented throughout, this property offers a selection of benefits. Accommodation comprises a 14ft reception room and a 25ft kitchen/dining room to the ground floor. The first floor consists of three bedrooms and a modern-fitted family bathroom, the main bedroom benefitting from a modern-fitted en-suite. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Door to reception room one, stairs to first floor, under stairs storage cupboard housing gas and electric meters, radiator, obscure PVC double glazed door to garden.

**RECEPTION ROOM ONE** 13' 9" into bay x 9' 7" (4.19m x 2.92m) Obscure PVC double glazed bay window to front aspect, radiator, feature fireplace.

**KITCHEN/DINER** 26' 5" x 8' 7" (8.05m x 2.62m) PVC double glazed bay window to rear aspect, obscure PVC double glazed window to side aspect, two radiators, tiled flooring, range of wall and base level units, roll top work surfaces, space for fridge/freezer, cupboard housing wall mounted combination boiler, one and a half bowl resin sink and drainer unit with mixer tap over, tiled splash back, plumbing for washing machine, overhead extractor fan, spot lighting, integral dishwasher, cooker.

**FIRST FLOOR LANDING** Spotlighting, laminate flooring, built-in airing cupboard housing radiator, doors to bedrooms one and two, door to bathroom, sliding door to bedroom three.

**BEDROOM ONE** 12' 9" x 12' 9" (3.89m x 3.89m) PVC double glazed window to front aspect, double radiator, sliding door to ensuite, built-in wardrobes, air conditioning.

**EN-SUITE** Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, stainless heated towel rail, spotlighting, tiling throughout, walk in shower cubicle with 'Rainfall' shower.

**BEDROOM THREE** 8' 7" x 5' 4" (2.62m x 1.63m) Obscure PVC double glazed window to side aspect, vertical radiator, laminate flooring.

**BATHROOM** Tiling throughout, vanity unit with concealed cistern WC, spotlighting, extractor fan, stainless steel heated towel rail, bath with digitally controlled shower, light up mirror.

**BEDROOM TWO** 8' 8" x 8' 5" (2.64m x 2.57m) Obscure PVC double glazed window to rear aspect, radiator, laminate flooring.

**REAR GARDEN** 22' (6.71m) Mainly laid to paving, metal shed, outside tap.





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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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	67   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

**Jeffries  
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