



£215,000
48 Winstanley Road
Portsmouth, PO2 8JT

PROPERTY SUMMARY

NO FORWARD CHAN! Located in Winstanley Road, Stamshaw, this three bedroom, terraced house is situated over three floors and offers a wealth of accommodation. In addition to the three bedrooms the property also offers a 23ft lounge/diner and a four piece downstairs bathroom suite. Additional features include double glazing and gas central heating and a courtyard style, rear garden. An internal viewing is highly recommended to appreciate all that this property has to offer. Call Jeffries today on 02392 661662.





DOUBLE GLAZED FRONT DOOR

PORCH Double glazed obscure windows to front and side aspect, laminate flooring, door to.

HALLWAY Cupboard housing consumer unit, electric meter and gas meter, stairs to first floor, door to.

LOUNGE/DINER 8' 9" widening to 11'11" x 23' (2.67m x 7.01m) PVC double glazed windows to front and rear aspect, two radiators, laminate wooden flooring, under stairs storage cupboard, door to.

KITCHEN 15' 3" x 6' 5" (4.65m x 1.96m) PVC double glazed window to side aspect, range of wall and base units with roll top work surfaces, tiled splash back, coloured sink with mixer tap and drainer, gas cooker point, plumbing for washing machine, space for fridge/freezer, tiled flooring, radiator, door to.

LOBBY PVC double glazed door to garden, tiled flooring, door to.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, pedestal wash basin with mixer tap, panel enclosed bath, walk in shower cubicle, tiled to principal areas, tiled flooring, radiator.

FIRST FLOOR LANDING Stairs to second floor, doors to bedroom two and three.

BEDROOM TWO 9' 9" x 9' (2.97m x 2.74m) PVC double glazed window to rear aspect, radiator, built in storage cupboard, cupboard housing combination boiler.

BEDROOM THREE 10' 6" x 5' 10" (3.2m x 1.78m) PVC double glazed window to front aspect, built in wardrobe, radiator.

SECOND FLOOR LANDING Door to.

BEDROOM ONE 12' 9" x 8' 5" (3.89m x 2.57m) PVC double glazed window to rear aspect, double radiator.

REAR GARDEN Fully laid to artificial grass, outside tap.



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 for any prospective purchase. 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		
69-80	C		80 C
55-68	D	64 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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