

Jeffries  
Dibbens  
FOR SALE  
01753 611111  
Hull

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LET  
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Hull

**£210,000**  
**57 Gruneisen Road**  
Portsmouth, PO2 8QD



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, terraced property in Gruneisen Road, Stamshaw. Ground floor accommodation comprises a 13ft reception room, a 21ft kitchen/diner and a downstairs bathroom. To the first floor, you will find two double bedrooms. Other benefits include no forward chain, a 30ft south facing garden and full double glazing & gas central heating! We consider this house an ideal investment or first time purchase. Call Jeffries & Dibbens to arrange your internal viewing now! 02392 661 662.





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

**HALLWAY** Doors leading to reception room, kitchen/diner, stairs to first floor, radiator.

**RECEPTION ROOM** 13' 9" x 8' 10" (4.19m x 2.69m) PVC double glazed bay window to front aspect, radiator, cupboard housing gas and electric meters.

**KITCHEN/DINER** 21' 7" x 12' 1" (6.58m x 3.68m) PVC double glazed window to side aspect, range of wall and base units, stainless steel sink with hot and cold taps and drainer unit, electric oven with gas hob and overhead extractor fan, space for fridge/freezer, plumbing for washing machine, wall mounted combination boiler, laminate flooring, radiator, storage cupboard, door to bathroom, PVC double glazed door to garden.

**BATHROOM** PVC double glazed window to rear aspect, panel enclosed bath, shower cubicle with mains powered 'Rainfall' shower head, wall mounted wash hand basin with mixer tap and vanity unit, wall mounted close coupled WC, tiled to principal areas, extractor fan.

**FIRST FLOOR LANDING** Doors to bedroom one and bedroom two.

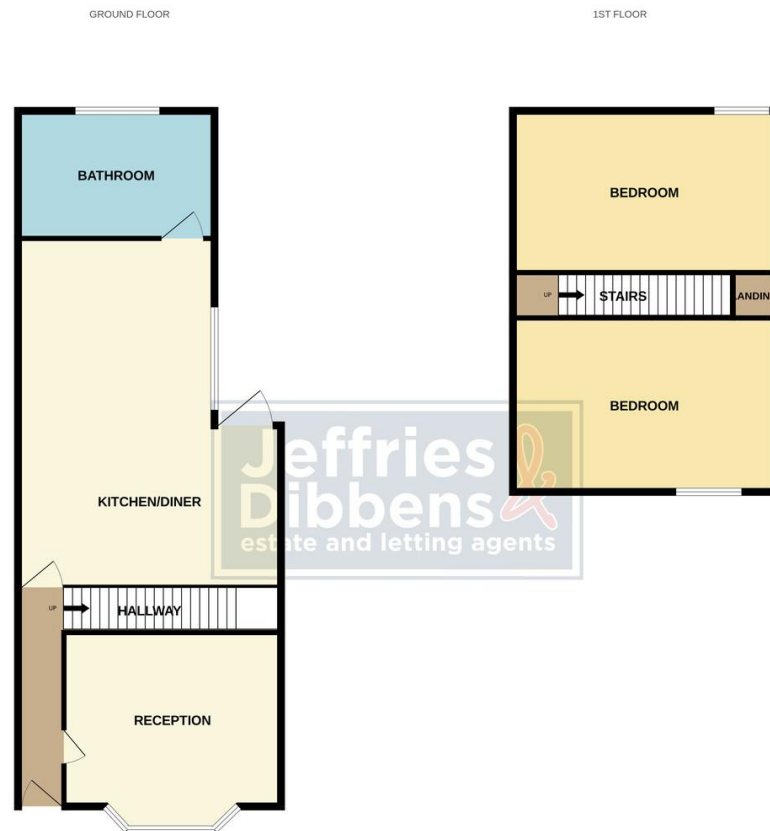
**BEDROOM ONE** 12' 2" x 11' 4" (3.71m x 3.45m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

**BEDROOM TWO** 12' 2" x 9' 11" (3.71m x 3.02m) PVC double glazed window to rear aspect, radiator, built in wardrobe, loft hatch,

**REAR GARDEN** 30' x 13' (9.14m x 3.96m) South facing, mainly laid to patio and 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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 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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