

£225,000
111 Walmer Road
Portsmouth, PO1 5AT

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property in Walmer Road, Fratton. Accommodation comprises two reception rooms, a downstairs W.C, a conservatory and a fitted kitchen. The first floor consists of two double bedrooms and a fitted family bathroom. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden with a shed. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Obscure door to reception room one.

RECEPTION ROOM ONE 15' 6" into bay x 13' 9" (4.72m x 4.19m) PVC double glazed bay window to front aspect, double radiator, laminate flooring, door to hallway.

HALLWAY Stairs to first floor, obscure PVC double glazed door to conservatory, laminate flooring, under stairs storage, open to reception room two.

RECEPTION ROOM TWO 9' 11" max x 9' 7" max (3.02m x 2.92m) PVC double glazed windows to side aspect, double radiator, open to kitchen.

KITCHEN 13' 5" max x 9' 5" (4.09m x 2.87m) PVC double glazed back door to garden, PVC double glazed window to rear aspect, laminate flooring, range of wall and base units, wall mounted combination boiler, double radiator, stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, oven with gas hob, stainless steel overhead extractor fan.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two and bathroom.

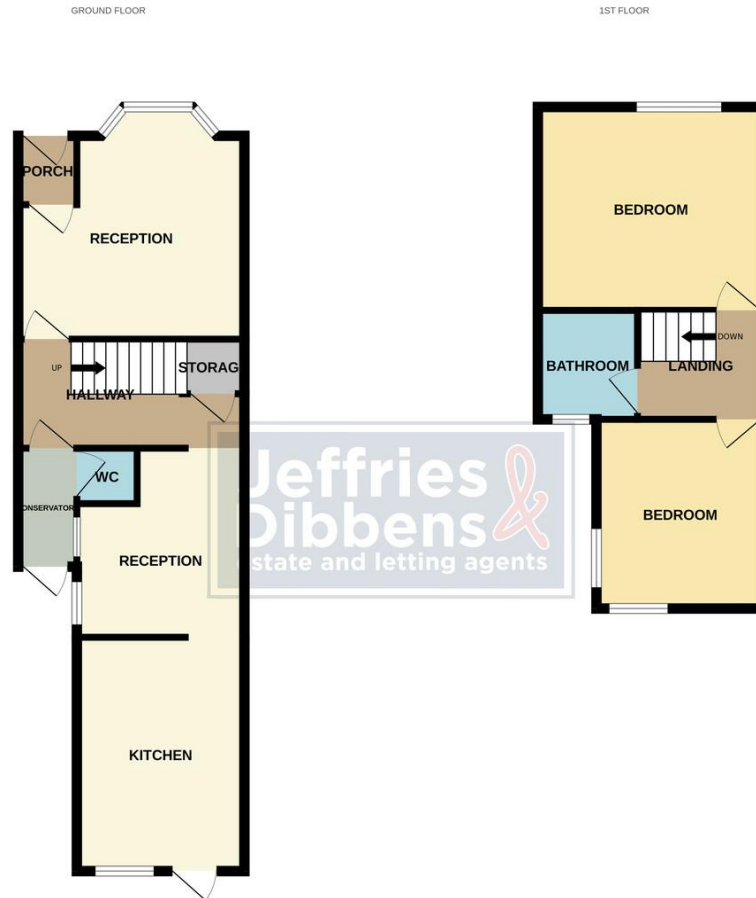
BEDROOM ONE 14' 1" x 13' 1" (4.29m x 3.99m) PVC double glazed window to front aspect, double radiator.

BEDROOM TWO 10' x 9' 8" (3.05m x 2.95m) PVC double glazed windows to rear and side aspect, double radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, bath with electric power shower, radiator, pedestal wash basin.

REAR GARDEN 15' 11" (4.85m) Fully enclosed, laid to shingle, access to shed, paved area.

SHED 11' 11" x 6' 1" (3.63m x 1.85m)



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

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

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