

**Jeffries & Dibbens**  
**FOR SALE**  
023 9266 1662  
jda.co.uk

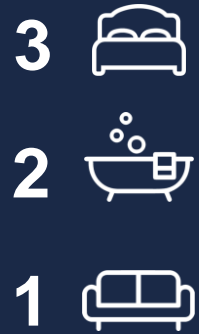
**£229,995**  
**77 Walmer Road**  
Portsmouth, PO1 5AT

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



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to bring to the market this three bedroom bay & forecourt style property located in Walmer Road, Fratton. Accommodation comprises a 15ft reception room, a 24ft kitchen/diner, a downstairs shower room, an upstairs bathroom plus three bedrooms. Additional benefits include double glazing, gas central heating and a 17ft rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





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

**HALLWAY** Radiator, doors to reception room, shower room and kitchen/diner, stairs to first floor, cupboard housing electric meters.

**RECEPTION ROOM** 15' 6" x 9' 9" (4.72m x 2.97m) PVC double glazed bay window to front aspect, radiator,

**SHOWER ROOM** Shower cubicle with mains powered shower, close coupled WC, extractor fan.

**KITCHEN/DINER** 24' 4" x 8' 3" (7.42m x 2.51m) PVC double glazed windows to side aspect, radiator, range of wall and base units, stainless steel sink with drainer, space for cooker, space for fridge/freezer, plumbing for washing machine, cupboard housing wall mounted combination boiler, sliding door to garden.

**FIRST FLOOR LANDING** Doors to bedroom one, two, three and bathroom, loft hatch.

**BEDROOM ONE** 13' x 12' 11" (3.96m x 3.94m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 11' 7" x 8' 4" (3.53m x 2.54m) PVC double glazed window to rear aspect, radiator.

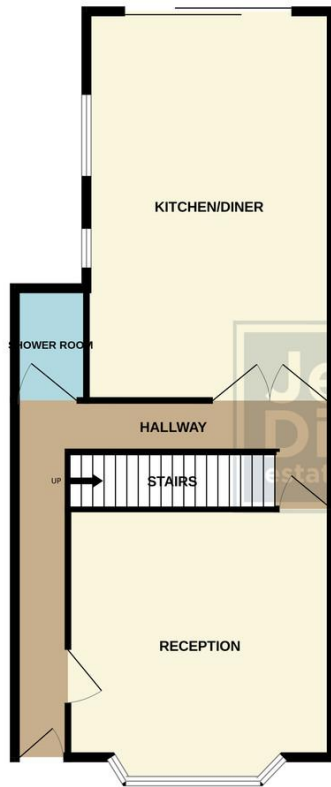
**BEDROOM THREE** 11' 4" x 3' 4" (3.45m x 1.02m) PVC double glazed window to side aspect, radiator.

**BATHROOM** PVC double glazed obscure window to rear aspect, radiator, panel enclosed bath with mains powered shower, pedestal wash basin, close coupled WC, tiled to principal areas.

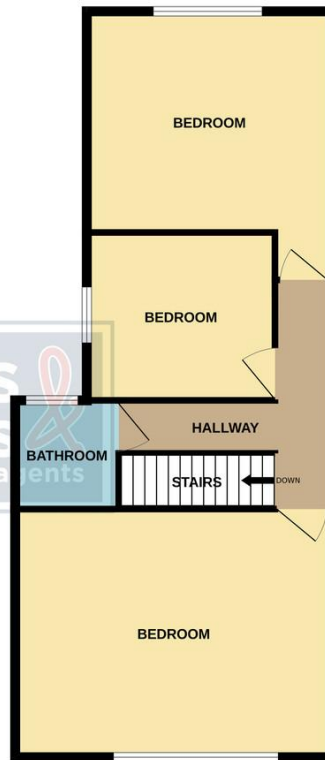
**REAR GARDEN** 17' 9" x 12' 4" (5.41m x 3.76m) Mainly laid to patio, brick built shed, door to lean-to with power.



GROUND FLOOR



1ST FLOOR



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		
69-80	C	69 C	84 B
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

**Jeffries  
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