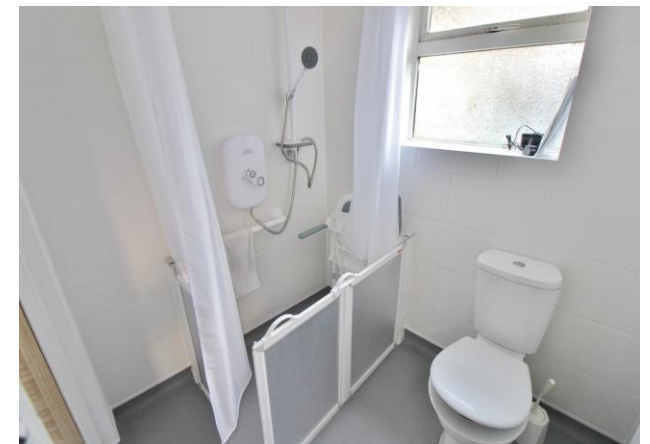


£155,000
22 Mills Road
Portsmouth, PO2 8AP

PROPERTY SUMMARY

IN NEED OF RENOVATION & CASH BUYERS ONLY! Jeffries & Dibbens are pleased to offer for sale this two bedroom, semi-detached property in Mills Road, North End. In addition to two double bedrooms, accommodation comprises a reception room, a kitchen/dining room, a wet room and a conservatory. Additional benefits include majority double glazing and gas central heating. To appreciate all that is on offer, please contact Jeffries & Dibbens today!





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Door to reception room one and reception room two, stairs to first floor, cupboard housing gas meter.

RECEPTION ROOM ONE 10' 7" x 8' 2" (3.23m x 2.49m) PVC double glazed window to front aspect, radiator.

RECEPTION ROOM TWO/KITCHEN 20' 7" narrowing to 9' 9" x 11' 5" narrowing to 7' 8" (6.27m x 3.48m) PVC double glazed windows to rear and side aspect, radiator, gas cooker point, sink, under stairs cupboard housing electric meter, door to lobby.

LOBBY PVC double glazed back door to conservatory, door to wet room.

WET ROOM Obscure window to rear aspect, pedestal wash basin, close coupled WC, electric power shower, cupboard housing wall mounted combination boiler, radiator, tiled to principal areas, extractor fan.

CONSERVATORY Door to conservatory.

FIRST FLOOR LANDING Door to bedrooms one and two.

BEDROOM ONE 11' 9" x 10' 5" (3.58m x 3.18m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11' 10" x 9' 11" (3.61m x 3.02m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN Fully enclosed, mainly laid to paving.





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		83 B
69-80	C		
55-68	D	62 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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