

£210,000
37 Gruneisen Road
Portsmouth, PO2 8QD

PROPERTY SUMMARY

NO FORWARD CHAIN! This end-terraced house located in Gruneisen Road, Stamshaw is available with Jeffries & Dibbens of Portsmouth. The property offers two double bedrooms, two reception rooms, a 14', fitted kitchen and a fitted downstairs bathroom. Additional features include gas central heating, double glazing and a 33', south-facing, rear garden. Contact us today! 023 92 661 662





PVC DOUBLE GLAZED FRONT DOOR

RECEPTION ROOM ONE 11' 10" x 10' 4" (3.61m x 3.15m) PVC double glazed window to front aspect, radiator, door to.

INNER LOBBY Stairs to first floor, door to reception room two.

RECEPTION ROOM TWO 11' 10" x 10' 3" (3.61m x 3.12m) PVC double glazed window to rear aspect, radiator, under stairs storage cupboard housing meters and fuse board.

KITCHEN 14' 1" x 7' 11" (4.29m x 2.41m) PVC double glazed window to side aspect, double radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, tiled splash backs, fitted stainless steel electric oven, gas hob and extractor hood over, plumbing for washing machine, wall mounted combination boiler, door to outer lobby.

OUTER LOBBY Door to bathroom, PVC double glazed door to garden.

BATHROOM Obscure PVC double glazed window to rear aspect, double radiator, three piece bathroom suite comprising panel enclosed bath and shower over, pedestal wash basin, close coupled WC, tiled to principal areas.

FIRST FLOOR LANDING Loft hatch, doors to bedroom one and bedroom two.

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

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

REAR GARDEN 33' (10.06m) approx. South facing, fully paved.





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 misstatement. 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		79 C
55-68	D	58 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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