

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

£217,500
15 Walden Road
Portsmouth, PO2 8PH

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to bring to the market this two bedroom bay & forecourt style property located in Walden Road, Stamshaw. An ideal purchase for first time buyers or investors. Accommodation comprises a two reception rooms both measuring 13ft, an 11ft fitted kitchen, a downstairs shower room plus two double bedrooms. Additional benefits include double glazing, gas central heating and a 31ft south facing garden. We encourage an internal viewing at your earliest convenience, so please contact Jeffries & Dibbens today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Obscure PVC windows to front and side aspect, door to reception room one.

RECEPTION ROOM ONE 13' 4" x 12' 4" (4.06m x 3.76m) PVC double glazed bay window to front aspect, radiator, cupboard housing electric and gas meters, stairs to first floor, open to reception room two, under stairs storage cupboard.

RECEPTION ROOM TWO 13' 4" x 9' 4" (4.06m x 2.84m) PVC double glazed window to rear aspect, radiator, open to kitchen.

KITCHEN 11' 9" x 7' 9" (3.58m x 2.36m) PVC double glazed window to side aspect, range of base units, roll top work surfaces, stainless steel sink with drainer unit, integrated electric oven with gas hob, space for fridge/freezer, obscure PVC double glazed door to lean-to, tiled to principal areas, door to shower room.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, radiator, low level WC, wall mounted wash basin with mixer tap and vanity unit, shower cubicle with mains powered shower, tiled flooring, tiled to principal areas, extractor fan, cupboard housing wall mounted combination boiler (fitted October 2024)

LEAN TO PVC double glazed windows to side and front aspect, plumbing for washing machine, tiled flooring, tiled to principal areas, PVC double glazed French door to garden.

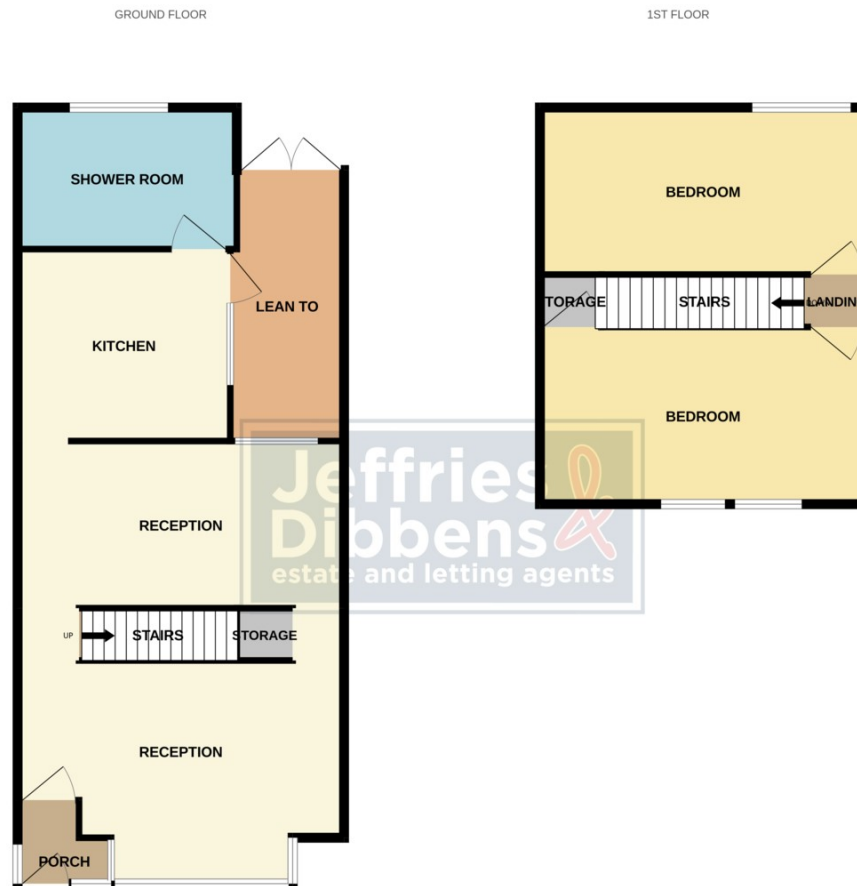
FIRST FLOOR LANDING Doors to bedrooms one and two.

BEDROOM ONE 13' 4" x 9' 9" (4.06m x 2.97m) PVC double glazed windows to front aspect, radiator, door to storage cupboard.

BEDROOM TWO 13' 4" x 9' 4" (4.06m x 2.84m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN 31' 8" x 13' 8" (9.65m x 4.17m) South facing, mainly laid to patio, wooden shed, outside tap.





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		84 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
Dibbens & Co.**
estate and letting agents

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk