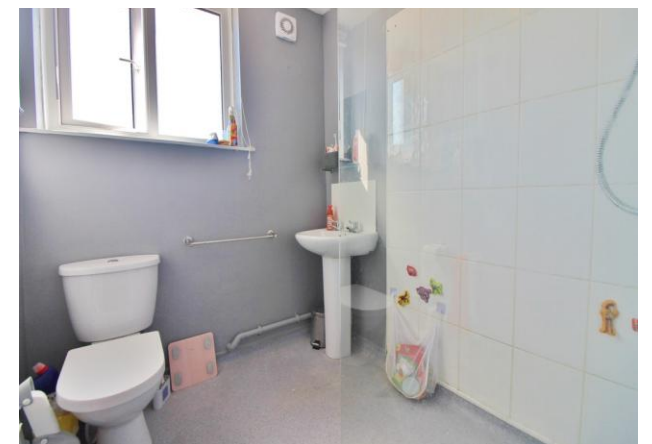


Jeffries & Dibbens
FOR SALE
023 9266 1662
johns.co.uk

OFFERS IN EXCESS OF
£215,000
51 Tipner Road
Portsmouth, PO2 8QP

PROPERTY SUMMARY

45ft SOUTH FACING GARDEN! Jeffries & Dibbens are delighted to offer for sale this two bedroom, terraced property located in Tipner Road, Stamshaw. In addition to two bedrooms, accommodation comprises two reception rooms, a fitted kitchen and an upstairs family wet room. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today to arrange an internal viewing! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, doors to reception rooms one and two.

RECEPTION ROOM ONE 9' 10" x 9' 10" (3m x 3m) PVC double glazed window to front aspect, radiator.

RECEPTION ROOM TWO 13' 0" x 12' 9" max (3.96m x 3.89m) PVC double glazed window to rear aspect, radiator, door to kitchen, wall mounted electric fireplace.

KITCHEN 12' 2" x 8' 2" (3.71m x 2.49m) PVC double glazed window to rear aspect, obscure double glazed door to garden, range of wall and base level units, roll top work surfaces, plumbing for washing machine, space for fridge/freezer, one and a half bowl stainless steel sink and drainer unit with mixer tap, tiling to principal areas, integrated oven with gas hob, extractor fan, radiator.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 13' 2" x 9' 9" (4.01m x 2.97m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 9' 10" x 6' 8" (3m x 2.03m) PVC double glazed window to rear aspect, radiator.

WET ROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, tiling to principal areas, radiator, extractor fan, electric power shower.

GARDEN 45' (13.72m) Fully enclosed, south facing, mainly laid to paving with artificial grass area, outside tap.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 for 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.
Made with Metagap G2025

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C	75 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

**Jeffries
Dibbens**
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