

£239,995
15 Walmer Road
Portsmouth, PO1 5AS

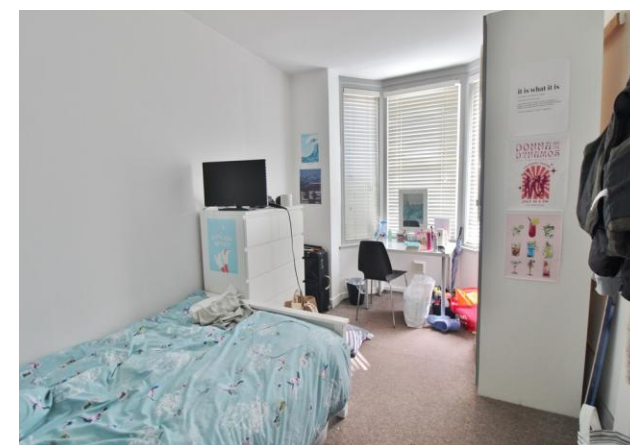
PROPERTY SUMMARY

3 BEDROOM HMO! Jeffries & Dibbens are delighted to offer for sale this two bedroom, terraced property located in Walmer Road, Fratton. This property currently has three rentable rooms and is being sold as a HMO. Accommodation comprises a reception room, a 22ft kitchen/dining room. The first floor consists of two double bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. This property currently creates a rental income of £1725 Per Month including bills. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing. 02392 661 662

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PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, obscure PVC double glazed window to rear aspect, under stairs cupboard, stairs to first floor, door to bedroom three, door to reception room/kitchen.

BEDROOM THREE 14' 4" x 9' 2" (4.37m x 2.79m) PVC double glazed bay window to front aspect, radiator.

RECEPTION ROOM/KITCHEN 10' 7" into bay narrowing to 7' 11" x 22' 7" max (3.23m x 6.88m) PVC double glazed bay window to side aspect, two radiators, range of wall and base units, roll top work surfaces, integral oven with gas hob, stainless steel overhead extractor fan with glass hood, stainless steel sink with mixer tap and drainer unit, tiled flooring, spotlighting, wall mounted ideal combination boiler, space for fridge/freezer, plumbing for washing machine.

WC Window, close coupled WC.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two and bathroom, PVC double glazed window to rear aspect.

BEDROOM ONE 12' 5" x 11' 11" (3.78m x 3.63m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 13' x 7' 11" (3.96m x 2.41m) PVC double glazed windows to side and rear aspect, radiator.

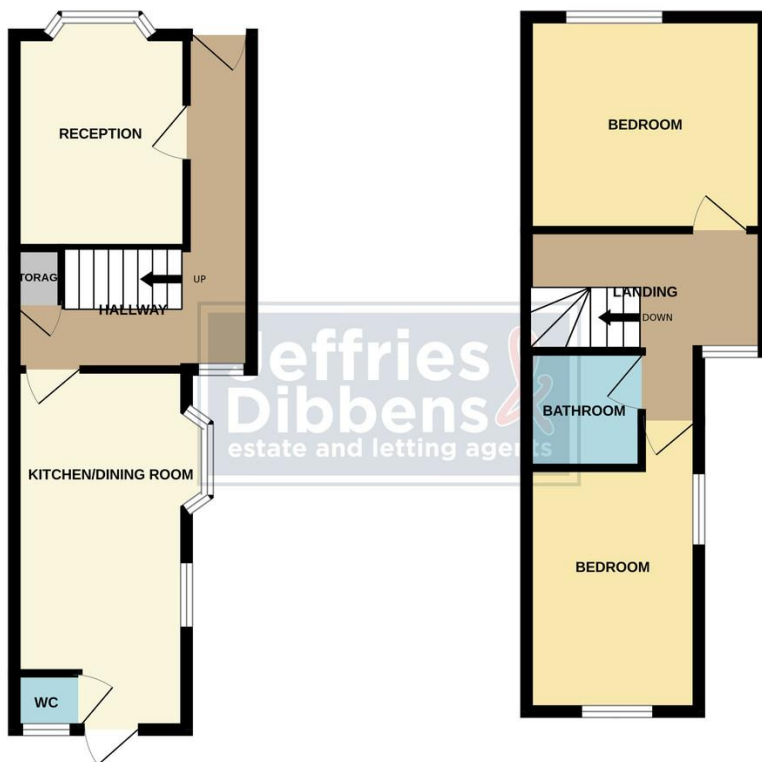
SHOWER ROOM Pedestal wash basin, close coupled WC, walk in shower cubicle, extractor fan, spotlighting, heated towel rail.

REAR GARDEN 31' (9.45m) approx. Fully enclosed, patio area, outside tap.



GROUND FLOOR

1ST FLOOR



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 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	69 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

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