



JEFFRIES
DIBBENS & CO.
FOR SALE
01323 414141

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£199,995
69 Gruneisen Road
Portsmouth, PO2 8QD



PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this two double bedroom, mid-terraced property located in Gruneisen Road, Stamshaw. Ideally suited to first time buyers and investors alike, the accommodation on offer comprises two reception rooms, a 9ft fitted kitchen, a downstairs fitted wet room, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a 30ft, south facing garden. The property also boasts a selection of original features. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Wall mounted cupboard housing meters, dado rail, stairs to first floor, doors to.

RECEPTION ROOM ONE 13' 9" into bay and recess x 8' 10" (4.19m x 2.69m) PVC double glazed bay window to front aspect, radiator, picture rail, feature fireplace with bioethanol burner.

RECEPTION ROOM TWO 12' into recess x 9' 11" (3.66m x 3.02m) PVC double glazed window to rear aspect, under stairs storage cupboard, radiator, door to.

KITCHEN 9' 8" x 8' 3" (2.95m x 2.51m) PVC double glazed window to side aspect, obscure PVC double glazed door to garden, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for electric cooker with extractor hood over, space for fridge/freezer, plumbing for washing machine, tiled to principal areas, wall mounted 'Vaillant' combination boiler (fitted Dec 2023), door to.

WET ROOM Obscure PVC double glazed window to side aspect, close coupled WC, wall mounted wash basin, walk in shower area with shower attachment, fully tiled walls, extractor, chrome heated towel rail.

FIRST FLOOR LANDING Doors to.

BEDROOM ONE 12' 1" x 11' 5" into recess (3.68m x 3.48m) PVC double glazed window to front aspect, original cast iron feature fireplace, radiator, built in storage cupboard.

BEDROOM TWO 12' 2" including recess x 9' 11" (3.71m x 3.02m) PVC double glazed window to rear aspect, radiator, built in storage cupboard.

REAR GARDEN 30' 11" x 12' 7" (9.42m x 3.84m) South facing, fully enclosed, mainly laid to lawn with patio area, storage shed.





Whilst every attempt has been made to ensure the accuracy of the floorplans 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		89 B
69-80	C	71 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



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

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