

**£185,000**  
**95 Lower Derby Road**  
Portsmouth, PO2 8EY



## PROPERTY SUMMARY

CASH BUYERS & IN NEED OF MODERNISATION! This three bedroom, terraced property in Lower Derby Road, Stamshaw is offered for sale by Jeffries & Dibbens. Accommodation comprises two reception rooms, an 11ft kitchen, a downstairs shower room, a separate W.C and three bedrooms. Additional benefits include no forward chain, gas central heating, a south facing garden and a 14ft garage to the rear. Please contact Jeffries & Dibbens Portsmouth to arrange today! 02392 661 662



## **OBSCURE GLAZED FRONT DOOR**

**HALLWAY** Doors to reception room one and reception room two, gas meter, cupboard housing electric meter.

**RECEPTION ROOM ONE** 12' 5" x 9' 1" (3.78m x 2.77m) Glazed bay window to front aspect, radiator, fitted storage cupboards.

**RECEPTION ROOM TWO** 12' 3" x 10' 8" (3.73m x 3.25m) Glazed window to rear aspect, radiator, fireplace, door to hallway.

**HALLWAY** Radiator, doors to kitchen, lean-to, stairs to first floor landing.

**KITCHEN** 11' 9" x 10' 1" (3.58m x 3.07m) Glazed bay window to side aspect, range of wall and base units, stainless steel sink with mixer tap, space for cooker, space for fridge/freezer, tiled to principal areas, wall mounted boiler, water heater, door to lobby.

**LOBBY** Doors to WC and shower room, double glazed hard wooden door to garden.

**WC** Low level WC, tiled to principal areas.

**SHOWER ROOM** Obscure glazed windows to rear and side aspect, radiator, pedestal wash basin, water heater, corner shower cubicle with electric shower, tiled to principal areas.

**FIRST FLOOR LANDING** Glazed window to side aspect, doors to bedroom one, bedroom two and bedroom three, loft hatch.

**BEDROOM ONE** 12' 2" x 11' 7" (3.71m x 3.53m) Glazed window to front aspect, radiator, fitted storage cupboards.

**BEDROOM TWO** 11' 8" x 8' 1" (3.56m x 2.46m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 10' 8" x 9' 1" (3.25m x 2.77m) Glazed window to rear aspect, radiator.

**REAR GARDEN** 12' 10" x 12' 6" (3.91m x 3.81m) Mainly laid to patio, south facing, obscure glazed door to garage.

**GARAGE** 14' 5" x 12' 2" (4.39m x 3.71m) Glazed window to front aspect, power and lighting, wooden double doors to rear.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, inlets 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

EPC TO FOLLOW

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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