



**£255,000**  
**130 Lower Derby Road**  
Portsmouth, PO2 8EY

## PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are pleased to bring to the market this three bedroom, mid-terraced property located in Lower Derby Road, Stamshaw. The accommodation on offer to the ground floor comprises a 23ft open plan reception room, an 11ft modern fitted kitchen, a utility area, plus a modern fitted bathroom. First floor accommodation comprises three bedrooms and a WC. Additional benefits include double glazing, gas central heating and an enclosed rear garden. The property also boasts a 14ft garage at the rear! Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





#### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**RECEPTION ROOM** 23' 2" x 12' 2" (7.06m x 3.71m) PVC double glazed bay window to front aspect, PVC double glazed window to rear aspect, two radiators, wall mounted cupboard housing gas and electric meters, potential for open fireplace, door to.

**INNER LOBBY** Stairs to first floor, under stairs storage, opening to.

**KITCHEN** 11' 1" x 9' 5" (3.38m x 2.87m) PVC double glazed bay window to side aspect, radiator, square edge work surfaces, range of wall and base units, ceramic sink and drainer with mixer tap, plumbing for dishwasher, space for fridge/freezer, space for gas cooker with extractor hood over, tiled to principal areas, laminate flooring, spot lights, door to.

**LOBBY/UTILITY AREA** Plumbing for washing machine, space for tumble dryer, PVC double glazed door to garden, door to.

**BATHROOM** 7' 9" x 5' 6" (2.36m x 1.68m) Obscure PVC double glazed window to rear aspect, towel radiator, tiled panelled bath with shower attachment over, wash basin, close coupled WC, extractor fan, fully tiled.

**FIRST FLOOR LANDING** Obscure PVC double glazed window to side aspect, loft access, doors to.

**BEDROOM ONE** 12' 1" x 11' 2" (3.68m x 3.4m) PVC double glazed window to front aspect, radiator.

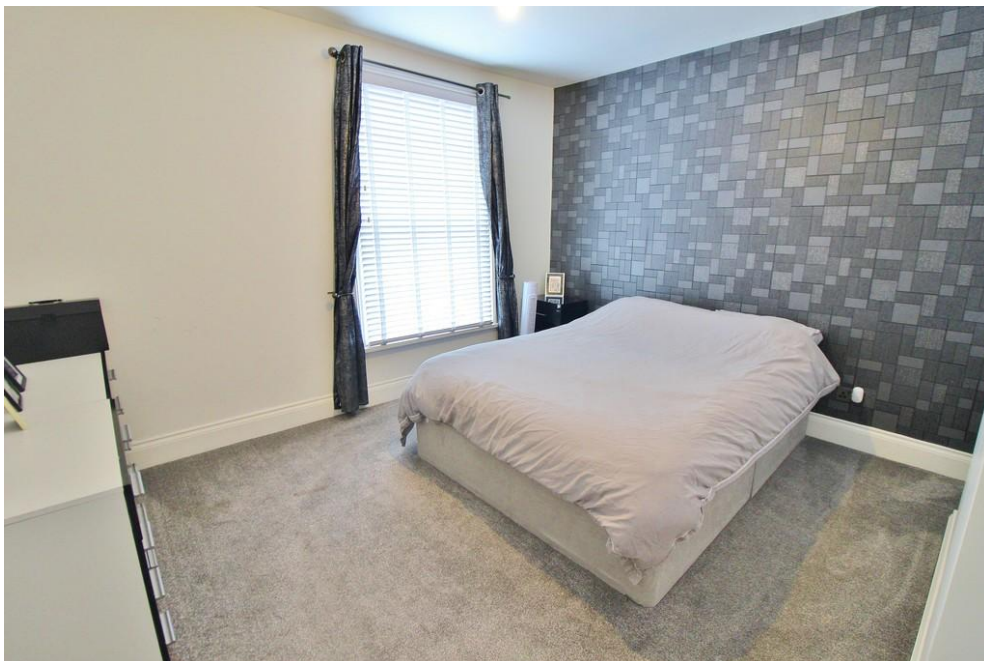
**BEDROOM TWO** 11' 6" x 9' (3.51m x 2.74m) PVC double glazed window to rear aspect, radiator, laminate flooring.

**BEDROOM THREE** 7' 8" x 7' 7" (2.34m x 2.31m) PVC double glazed window to rear aspect, radiator.

**WC** PVC double glazed obscure window to side aspect, close coupled WC, wall mounted wash basin, laminate flooring.

**REAR GARDEN** Laid to decking, fully enclosed, PVC double glazed doors to garage.

**GARAGE** 14' 7" x 11' 9" (4.44m x 3.58m) PVC double glazed doors to garden, electric door, power and lighting.





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

**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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