

OFFERS IN EXCESS OF

£235,000

3 Gruneisen Road

Portsmouth, PO2 8QD

PROPERTY SUMMARY

SOUTH FACING GARDEN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Gruneisen Road, Stamshaw. In addition to three double bedrooms, accommodation comprises a spacious 23ft reception room, a 10ft fitted kitchen and a downstairs family bathroom. Added benefits include gas central heating, double glazing throughout and a 31ft south facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662.





OBSCURE GLAZED FRONT DOOR

RECEPTION ROOM 23' 1" x 12' 9" (7.04m x 3.89m) PVC double glazed window to front aspect, PVC double glazed window to rear aspect, two radiators, cupboard housing gas and electric meters, Herringbone flooring, door to hallway.

HALLWAY Radiator, under stairs storage cupboard, obscure PVC double glazed door to garden, open to kitchen, stairs to first floor, Herringbone flooring.

KITCHEN 10' 7" x 7' 9" (3.23m x 2.36m) PVC double glazed window to side aspect, roll top work surfaces, range of wall and base units, stainless steel sink with drainer unit, space for fridge/freezer, space for dishwasher, space for cooker, overhead extractor hood, tiled to principal areas, Herringbone flooring, open to lobby.

LOBBY Plumbing for washing machine, wall mounted combination boiler, Herringbone flooring, door to bathroom.

BATHROOM 7' 10" x 5' 10" (2.39m x 1.78m) Obscure PVC double glazed window to rear aspect, radiator, close coupled WC, pedestal wash basin, wooden panelled bath with electric shower, tiled to principal areas, extractor fan, lino flooring.

FIRST FLOOR LANDING PVC double glazed window to side aspect, doors to bedroom one, bedroom two and bedroom three, loft hatch.

BEDROOM ONE 12' 11" x 11' 3" (3.94m x 3.43m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11' 3" x 9' 9" (3.43m x 2.97m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 2" x 7' 9" (3.1m x 2.36m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN 31' 11" x 13' 4" (9.73m x 4.06m) South facing, mainly concrete, 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 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		87 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

**Jeffries
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