

## 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.

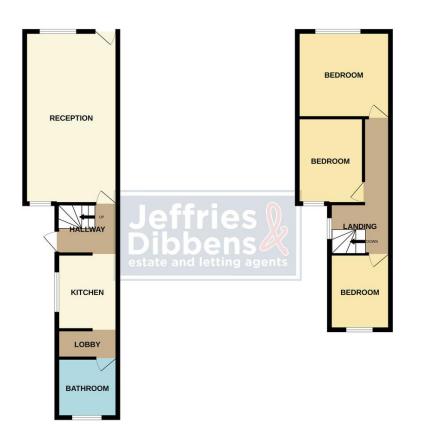
**BEDROOM TWO** 11' 3" x 9' 9" (3.43m x 2.97m) PVC double glazed window to rear aspect, radiator.

**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.

GROUND FLOOR

1ST FLOOR

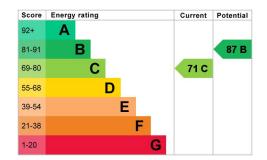


hild every attempt has been made to ensure the accuracy of the fooptial contained here, measurements of doors, windows, mores and any order mess are approximate and no responsibility is taken to any error, omission or mis-statement. This plan is for illustrative purposes only and shuidd be used as such by any oppective purchaser. The services, systems and appliances shown have no to been tested and no guarantee as to their operability or efficiency can be given by any operative of the operability or efficiency can be given by any operative as to their operability or efficiency can be given by any operative as to their operability or efficiency can be given by any operative as to their operability or efficiency can be given by any operative and with Metropoint co2022. LOCAL AUTHORITY Portsmouth City Council

**TENURE** Freehold

COUNCIL TAX BAND Band B

VIEWINGS By prior appointment only



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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