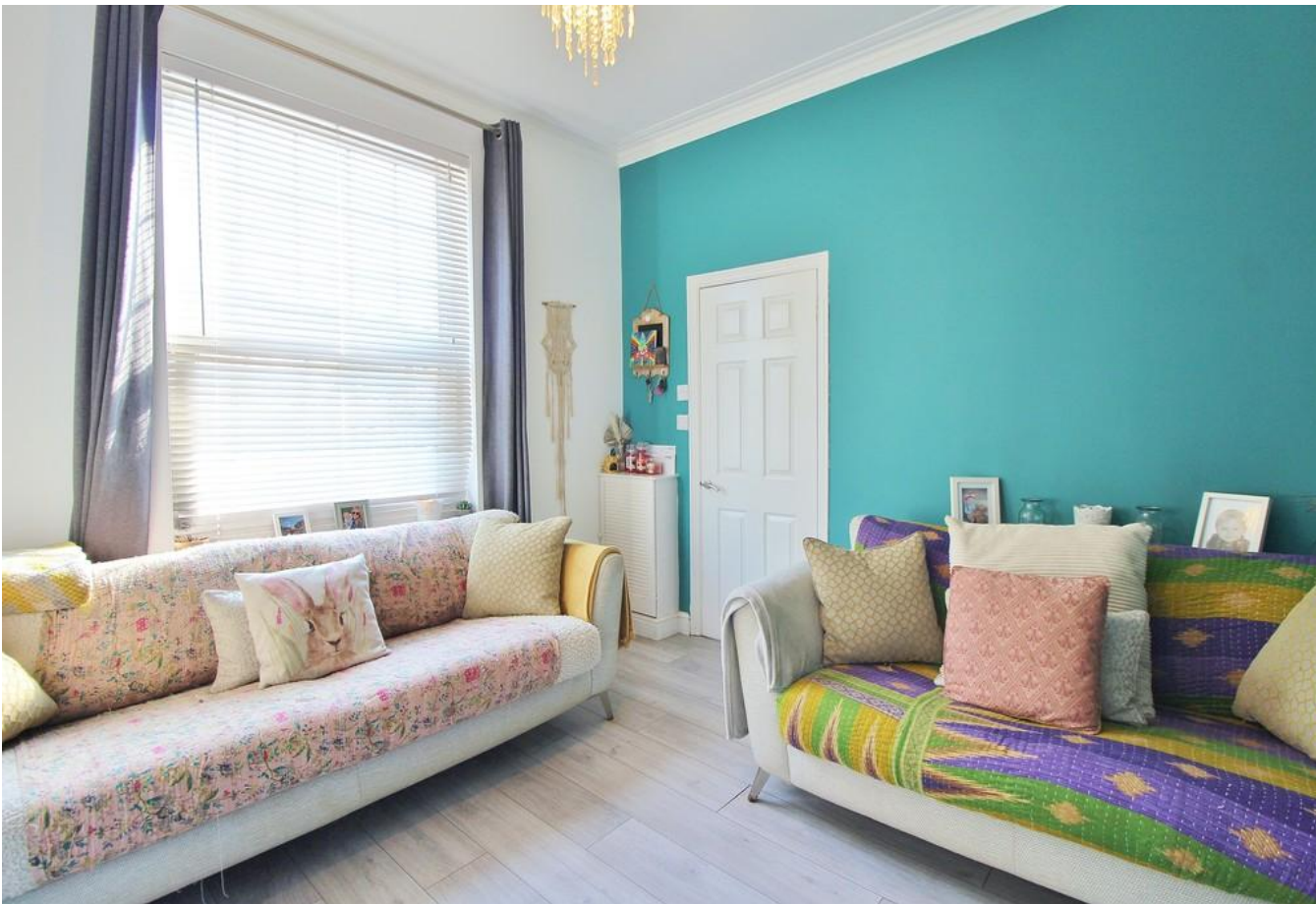


**£239,995**  
**4 Walker Road**  
Portsmouth, PO2 8PQ



## PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are pleased to offer for sale this three bedroom, mid-terraced property located in Walker Road, Stamshaw. Well presented throughout, the accommodation on offer to the ground floor comprises two reception rooms, a 10ft fitted kitchen and an 11ft lean-to conservatory. First floor accommodation comprises three bedrooms and a fitted bathroom. Additional benefits include double glazing, gas central heating and a 22ft rear garden with rear access. The property also boasts a 16ft garage with power & light! We recommend an internal viewing at your earliest convenience, this can be arranged by calling our Portsmouth branch. 02392 661 662





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

**HALLWAY** Radiator, stairs to first floor, doors to reception rooms one and two.

**RECEPTION ROOM ONE** 10' 10" x 10' 03" (3.3m x 3.12m) PVC double glazed window to front aspect, built-in cupboard housing electric meter and consumer unit, wood laminate flooring.

**RECEPTION ROOM TWO** 10' 10" x 10' 03" (3.3m x 3.12m) PVC double glazed doors to lean-to conservatory, wood laminate flooring, radiator, opening to:-

**KITCHEN** 10' 07" x 7' 06" (3.23m x 2.29m) PVC double glazed window to rear aspect, range of wall and base level units, square edge work surfaces, tiling to principal areas, one and a half bowl sink and drainer unit with mixer tap over, integral electric oven & grill with five ring gas hob and extractor over, space for fridge/freezer, space and plumbing for dishwasher, wood laminate flooring, built-in cupboard housing 'Worcester' combination boiler, built-in utility cupboard with plumbing for washing machine and space for tumble dryer.

**LEAN-TO CONSERVATORY** 11' 01" x 6' 04" (3.38m x 1.93m) PVC double glazed doors to garden, polycarbonate roof.

**FIRST FLOOR LANDING** Loft hatch, doors to:-

**BEDROOM ONE** 13' 11" x 10' 10" (4.24m x 3.3m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 10' 09" x 5' 07" (3.28m x 1.7m) PVC double glazed window to rear aspect, radiator.

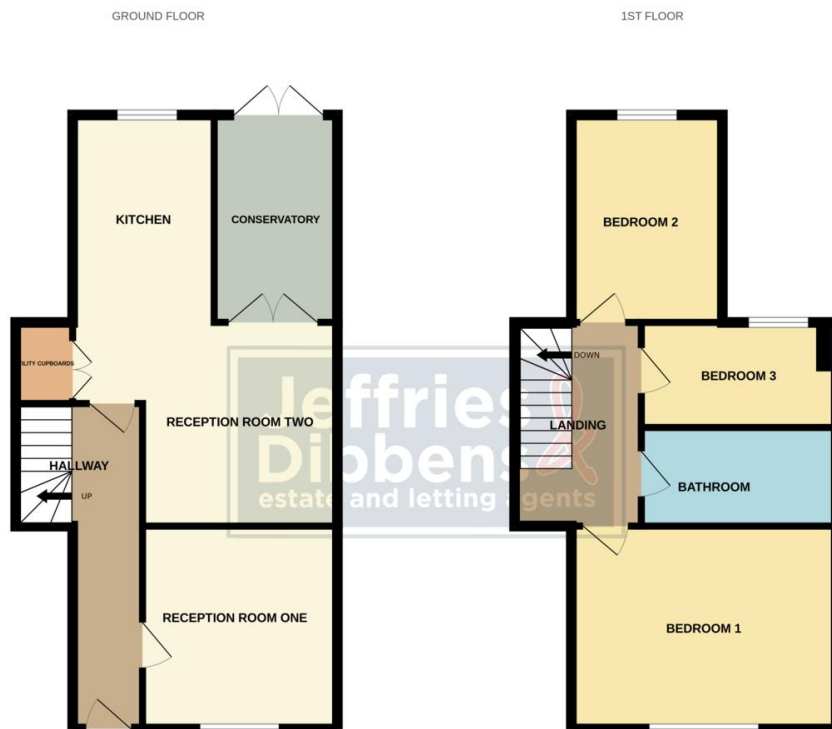
**BEDROOM THREE** 11' 03" x 7' 07" (3.43m x 2.31m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Panelled bath, close coupled WC, pedestal mounted wash basin, radiator, tiling to principal areas.

**GARDEN** 22' 03" x 14' 09" (6.78m x 4.5m) Mainly laid to paving, rear pedestrian access, outside tap, external power point, personal door to garage.

**GARAGE** 16' 04" x 8' 11" (4.98m x 2.72m) Electric roller door, power & light.





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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 75 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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