

£239,995
93 Winstanley Road
Portsmouth, PO2 8JS

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this two double bedroom, mid-terraced property located in Winstanley Road, Stamshaw. Well presented throughout, the spacious accommodation on the ground floor comprises a 17ft reception room, plus a 24ft fitted kitchen/diner with double doors leading onto the south facing garden. First floor accommodation offers two double bedrooms and a fitted family bathroom. Additional benefits include double glazing and gas central heating. Contact our Portsmouth office to arrange your internal viewing, open late! 02392 661 662

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COMPOSITE DOUBLE GLAZED FRONT DOOR

RECEPTION ROOM 17' 8" into bay x 13' 4" (5.38m x 4.06m) PVC double glazed bay window to front aspect, obscure PVC double glazed window to rear aspect, radiator, stairs to first floor, under stairs storage space, wood laminate flooring, double sliding doors to kitchen/diner.

KITCHEN/DINER 24' 7" x 8' 6" (7.49m x 2.59m) Obscure PVC double glazed windows to side aspect, obscure PVC double glazed doors to garden, radiator, range of wall and base units, wood block work surfaces, tiled to principal areas, space for 'Range' style cooker with extractor hood over, sink and drainer unit with mixer tap, space for tumble dryer, plumbing for washing machine, space for fridge/freezer, wall mounted 'Glow-Worm' combination boiler, breakfast bar.

FIRST FLOOR LANDING Door to bedroom two, sliding door to landing, wood laminate flooring.

LANDING Door to bathroom, door to bedroom one, loft hatch, wood laminate flooring.

BEDROOM ONE 13' 4" x 10' (4.06m x 3.05m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, tile enclosed bath with 'Rainfall' style shower over, mounted basin, close coupled WC, textured stone effect tiles.

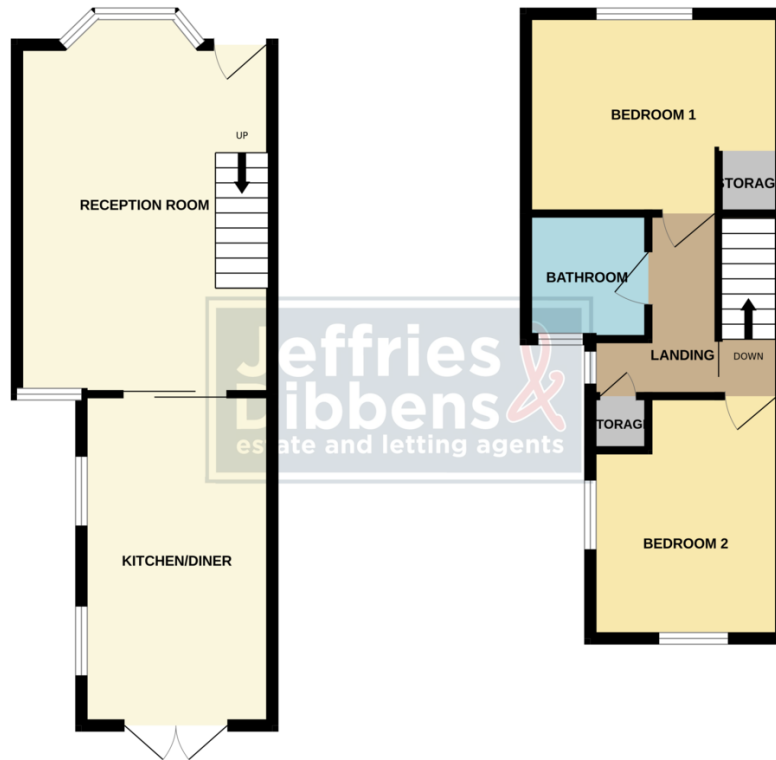
BEDROOM TWO 15' 5" x 8' 5" (4.7m x 2.57m) Obscure PVC double glazed window to side aspect, PVC double glazed window to rear aspect, radiator.

REAR GARDEN Mainly laid to paving, south facing, two outside taps (hot and cold feed), lean-to storage area.



GROUND FLOOR

1ST FLOOR



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		
55-68	D	65 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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