

Jeffries & Dibbens
FOR SALE
01323 1268 1662
Portsmouth 01323 01323

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Permit
holders
or
2 hours
No return
to this zone
within 4 hours

£205,000
9 Gruneisen Road
Portsmouth, PO2 8QD

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, mid-terraced property located in Gruneisen Road, Stamshaw. Ideally suited to first time buyers and investors alike, the accommodation on offer comprises a 23ft open plan reception room, an 11ft modern fitted kitchen, a four piece fitted bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a 32ft south facing garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





COMPOSITE FRONT DOOR

RECEPTION ROOM 23' 0" x 12' 08" into recess (7.01m x 3.86m) PVC double glazed window to front aspect, radiator, stairs to first floor, cupboard housing gas meter, spot lighting, door to:-

KITCHEN 11' 07" x 7' 08" (3.53m x 2.34m) PVC double glazed window to side aspect, obscure PVC double glazed door to garden, range of wall and base level units, roll top work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap over, space for 'Range' style cooker, plumbing for washing machine, integral fridge & freezer, integral dishwasher, spot lighting, opening to:-

LOBBY Wall mounted 'Glow-worm' combination boiler, door to:-

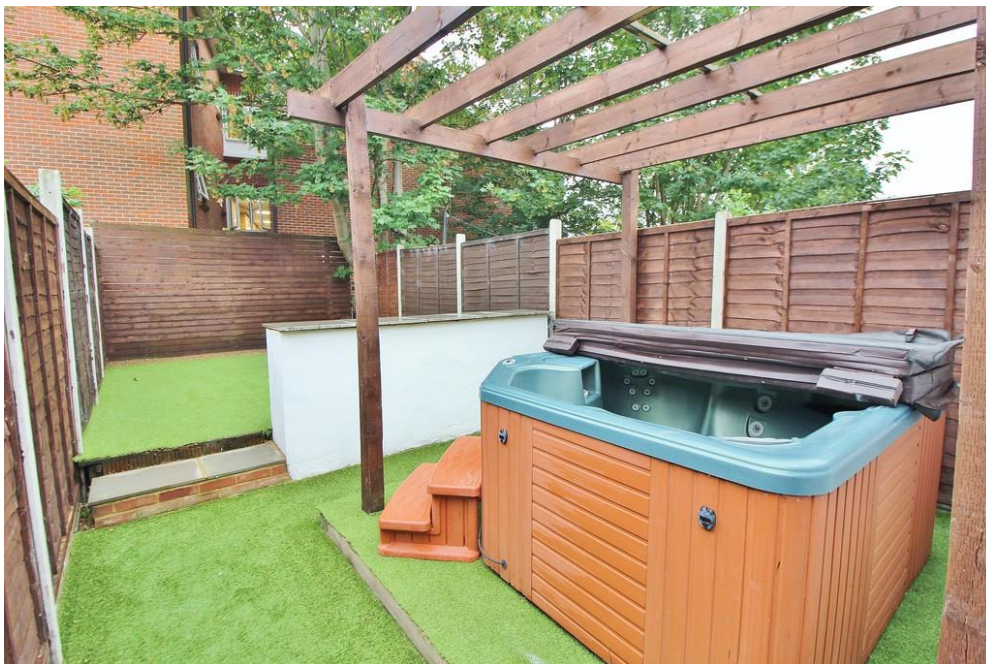
BATHROOM 9' 10" x 7' 01" (3m x 2.16m) Obscure PVC double glazed window to side aspect, four piece bathroom suite comprising panelled bath with mains shower attachment over, walk-in shower cubicle with 'rainfall' style shower over, vanity unit, close coupled WC, chrome heated towel radiator.

FIRST FLOOR LANDING Loft hatch, doors to:-

BEDROOM ONE 12' 07" x 9' 10" into recess (3.84m x 3m) PVC double glazed window to front aspect, radiator, built-in storage cupboard, spot lighting.

BEDROOM TWO 12' 08" into recess x 9' 11" (3.86m x 3.02m) PVC double glazed window to rear aspect, radiator.

GARDEN 32' 06" x 13' 03" (9.91m x 4.04m) South facing, mainly laid to artificial grass, raised decked area.





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		
69-80	C		77 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
Dibbens &**
estate and letting agents

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