

Jeffries & Dibbens
FOR SALE
023 9266 1662

£205,000
17 Walden Road
Portsmouth, PO2 8PH

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens welcome to the market this two double bedroom, mid-terraced property located in Walden Road, Stamshaw. The accommodation on offer to the ground floor comprises a 13ft reception room, a further 13ft reception room which leads onto a 13ft modern fitted kitchen, a fitted bathroom, plus a lean-to. First floor accommodation comprises two double bedrooms. Additional benefits include double glazing, gas central heating, plus a 31ft south facing garden. Contact our Portsmouth branch to arrange your internal viewing! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

RECEPTION ROOM ONE 13' 1" into bay x 12' 3" (3.99m x 3.73m) PVC double glazed bay window to front aspect, radiator, stairs to first floor, door to.

RECEPTION ROOM TWO 13' x 9' 4" (3.96m x 2.84m) PVC double glazed window to rear aspect, under stairs storage cupboard, radiator, opening to.

KITCHEN 13' x 7' 7" (3.96m x 2.31m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, tiled to principal areas, integral electric oven, integral induction hob with extractor hood over, space for under counter fridge and freezer, plumbing for washing machine, space for tumble dryer, tiled flooring, spot lights, doorway to.

REAR LOBBY Tiled flooring, door to bathroom, door to lean-to.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, wall mounted wash basin, panel enclosed bath with mains shower over, tiled walls, chrome heated towel rail, extractor fan, spot lights.

LEAN-TO 19' 5" x 4' 4" (5.92m x 1.32m) PVC double glazed door to garden, tiled flooring, connected to mains electrics.

FIRST FLOOR LANDING Doors to.

BEDROOM ONE 13' 1" x 9' 9" (3.99m x 2.97m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

BEDROOM TWO 13' x 9' 4" into recess (3.96m x 2.84m) PVC double glazed window to rear aspect, radiator, loft hatch, wall mounted 'Vaillant' combination boiler, dado rail.

REAR GARDEN 31' 4" x 13' 6" (9.55m x 4.11m) South facing, mainly laid to paving with shingle border.



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		81 B
69-80	C		
55-68	D	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.

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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estate and letting agents

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