



**£205,000**  
**45 Strode Road**  
Portsmouth, PO2 8PX

**Jeffries & Dibbens**  
estate and letting agents

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to bring to the market this two double bedroom, mid-terraced property located in Strode Road, Stamshaw. The accommodation on offer comprises two reception rooms, a 9ft fitted kitchen, a fitted downstairs bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and an 11ft loft room. The property also boasts a 30ft south facing garden with a 12ft workshop. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662

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#### OBSCURE PVC DOUBLE GLAZED FRONT DOOR

**RECEPTION ROOM ONE** 12' x 9' 11" (3.66m x 3.02m) PVC double glazed window to front aspect, radiator, laminate flooring, wall mounted cupboard housing meters, stairs to first floor, doorway to.

**RECEPTION ROOM TWO** 12' 8" max x 12' into recess (3.86m x 3.66m) PVC double glazed door to garden, radiator, laminate flooring, feature fireplace with gas fire, sliding door to.

**KITCHEN** 9' x 7' 6" (2.74m x 2.29m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink and drainer, tiled to principal areas, space for gas cooker with extractor hood over, space for fridge/freezer, plumbing for washing machine, dado rail, wall mounted 'Vaillant' combination boiler, door to bathroom.

**BATHROOM** Obscure PVC double glazed window to rear aspect, tile enclosed bath with shower over, pedestal mounted wash basin, low level WC with concealed cistern, tiled to principal areas, extractor fan, storage area with loft hatch.

**FIRST FLOOR LANDING** Doors to.

**BEDROOM ONE** 12' 1" x 9' 10" (3.68m x 3m) PVC double glazed window to front aspect, radiator, built in storage cupboard, door with stairs leading to loft room.

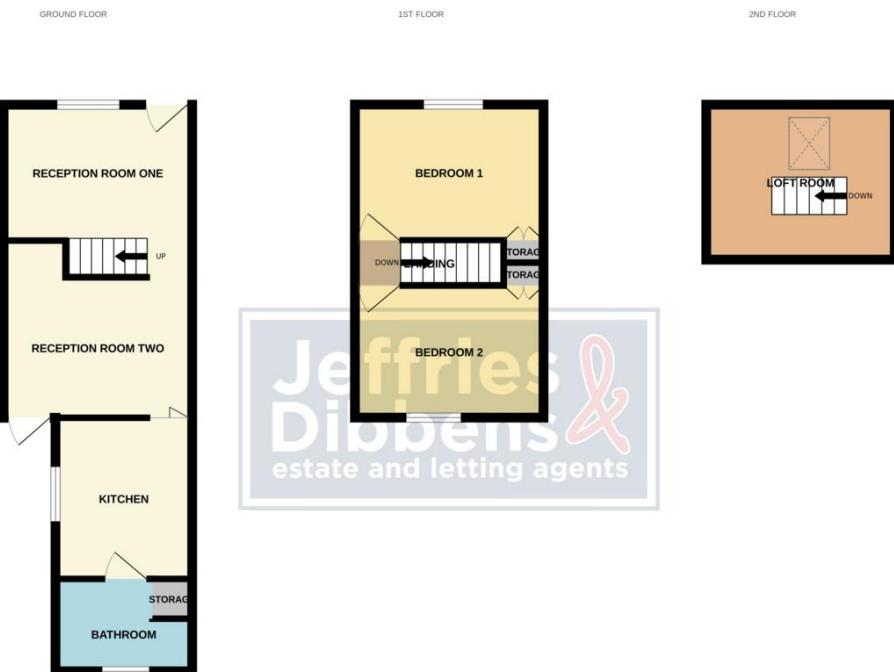
**LOFT ROOM** 11' 11" x 11' (3.63m x 3.35m) Double glazed Velux window to front aspect.

**BEDROOM TWO** 12' 1" x 9' 10" (3.68m x 3m) PVC double glazed window to rear aspect, radiator, built in storage cupboard.

**REAR GARDEN** 30' 8" x 13' 4" (9.35m x 4.06m) Mainly laid to paving with raised tree and shrub borders, door to workshop, south facing.

**WORKSHOP** 12' 9" x 8' 6" (3.89m x 2.59m) Power and light, sink and drainer unit, fuse board.





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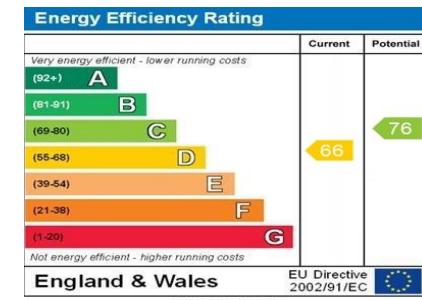
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment have not been tested and no guarantee as to their viability 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



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.

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