



## PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to present this three bedroom, terraced house located in Lower Derby Road, Stamshaw which has undergone comprehensive modernisation throughout (Completed October 2025). In addition to the three bedrooms, the master of which measures an impressive 12' x 11' the property comprises two reception rooms, a newly fitted kitchen, a separate utility room and a newly fitted bathroom. The property also offers newly fitted gas central heating, full double glazing and has been re-wired. The 26' garden offers the added bonus of vehicular access and the raised hardstand provides off road parking. NO FORWARD CHAIN! 023 92 661 662

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**PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Cupboard housing gas meter, electric meter and consumer unit, spot lighting, door to reception room one, opening to reception room two.

**RECEPTION ROOM ONE** 13' 9" into bay x 9' (4.19m x 2.74m) PVC double glazed bay window to front aspect, double radiator.

**RECEPTION ROOM TWO** 12' 3" x 10' 8" (3.73m x 3.25m) PVC double glazed window to rear aspect, double radiator, spot lighting.

**HALLWAY** Radiator, stairs to first floor, under stairs storage cupboard, door to utility room.

**UTILITY ROOM** PVC double glazed window to rear aspect, gas plinth heater, polycarbonate roof, range of base units, roll top work surfaces, plumbing for washing machine, ceramic tiled flooring.

**KITCHEN** 11' 9" x 10' 3" into bay (3.58m x 3.12m) PVC double glazed bay window to side aspect, plinth heater, stainless steel sink and mixer tap and drainer, range of wall and base units, roll top work surfaces, tiled to principal areas, fitted stainless steel gas hob, electric oven and extractor hood over, stainless steel 'Beko' dishwasher, stainless steel 'Logik' fridge freezer, spot lighting, cupboard housing combination boiler.

**LOBBY** Ceramic tiled flooring, PVC double glazed door to garden, door to bathroom.

**BATHROOM** Obscure PVC double glazed windows to rear and side aspect, stainless steel towel radiator, panel enclosed bath with stainless steel shower over, vanity unit, low level WC with concealed cistern, extractor, spot lighting, fully tiled, ceramic tiled flooring.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, spot lighting, loft hatch, door to all rooms.

**BEDROOM ONE** 12' 1" x 11' 7" (3.68m x 3.53m) PVC double glazed window to front aspect, double radiator.

**BEDROOM TWO** 10' 8" x 9' 1" (3.25m x 2.77m) PVC double glazed window to rear aspect, double radiator.

**BEDROOM THREE** 11' 8" x 8' 1" (3.56m x 2.46m) PVC double glazed window to rear aspect, double radiator.

**REAR GARDEN** 26' 10" (8.18m) approx. West facing, raised hardstand providing off road parking for approx. one vehicle, vehicular access via folding wooden gates.



GROUND FLOOR

1ST FLOOR



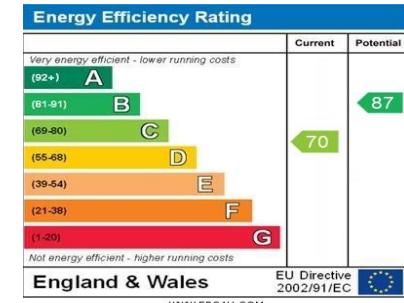
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms and other areas are approximate and not to scale. We cannot guarantee the plan to be free of any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition 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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