

£209,995
41 Walmer Road
Portsmouth, PO1 5AS

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, mid-terraced property located in Walmer Road, Fratton. Accommodation comprises two reception rooms, a 10ft fitted kitchen, an upstairs family bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating, plus a fully enclosed rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, dado rail, picture rail, obscure borrowed light window to reception room one, door to reception room one, stairs to first floor, under stairs storage area, PVC double glazed door to garden, door to reception room two, wall mounted electric meter.

RECEPTION ROOM ONE 12' 1" into recess x 9' 9" (3.68m x 2.97m) Two PVC double glazed window to front aspect, radiator, picture rail, built in cupboard housing gas meter, feature fireplace with electric fire.

RECEPTION ROOM TWO 11' 10" x 10' 4" into bay (3.61m x 3.15m) PVC double glazed bay window to side aspect, radiator, dado rail, feature fireplace, archway to kitchen.

KITCHEN 10' x 8' 3" (3.05m x 2.51m) PVC double glazed window to rear aspect, PVC double glazed door to garden, base level units with roll top work surfaces, stainless steel sink and drainer unit, space for gas cooker, space for fridge/freezer, plumbing for washing machine, tiled to principal areas, wall mounted 'Ideal' combination boiler.

FIRST FLOOR LANDING Split level landing, PVC double glazed window to rear aspect, doors to all rooms, loft hatch.

BEDROOM ONE 12' 11" x 12' 2" into recess (3.94m x 3.71m) Two PVC double glazed windows to front aspect, radiator, picture rail, dado rail, built in storage cupboard, feature fireplace.

BEDROOM TWO 13' 5" x 8' 3" (4.09m x 2.51m) PVC double glazed window to rear aspect, radiator.

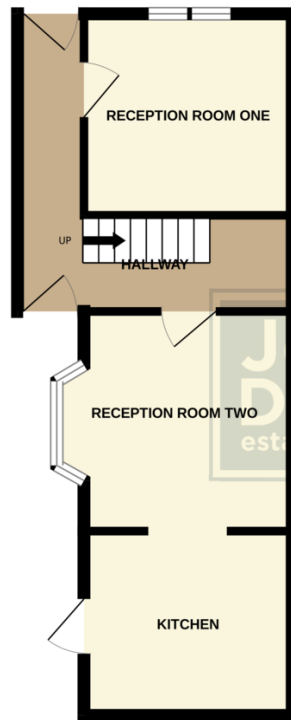
BATHROOM 8' 8" x 5' 3" (2.64m x 1.6m) Obscure PVC double glazed window to side aspect, panel enclosed bath, pedestal mounted wash basin, close coupled WC, radiator, dado rail, tiled to principal areas.

BEDROOM TWO 13' 5" x 8' 3" (4.09m x 2.51m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN Mainly concrete with raised decked area, mature tree and shrub borders, outside tap, wooden storage shed.



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		
69-80	C		72 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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