

£220,000
88 Meyrick Road
Portsmouth, PO2 8JP

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Meyrick Road, Stamshaw. Well presented throughout, this property offers a selection of benefits such as double glazing throughout, gas central heating and a low-maintenance, courtyard garden. In addition to two double bedrooms, accommodation comprises two 12ft reception rooms, an 11ft modern-fitted kitchen and a modern-fitted bathroom. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Obscure PVC double glazed window to front aspect, laminate flooring, open to reception room one.

RECEPTION ROOM ONE 12' 5" into bay x 12' 5" (3.78m x 3.78m) PVC double glazed bay window to front aspect, double radiator, laminate flooring, cupboard housing gas and electric meters, stairs to first floor, door to reception room two.

RECEPTION ROOM TWO 12' 5" x 10' 10" (3.78m x 3.3m) PVC double glazed window to rear aspect, double radiator, laminate flooring, under stairs cupboard space, door to kitchen.

KITCHEN 11' 1" x 7' 7" (3.38m x 2.31m) PVC double glazed window to side aspect, roll top work surfaces, range of wall and base units, tiled to principal areas, spot lighting, plumbing for washing machine, wall mounted combination boiler, 1 1/2 stainless steel sink with mixer tap and drainer, gas hob, integral electric oven, stainless steel overhead extractor fan, vertical radiator, open to lobby.

LOBBY Obscure PVC double glazed back door to garden, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, spot lighting, close coupled WC, tiled enclosed bath with rainfall shower, double radiator, tiled to principal areas, vanity unit.

FIRST FLOOR LANDING Doors to bedroom one and bedroom two.

BEDROOM ONE 12' 4" x 10' 5" (3.76m x 3.18m) PVC double glazed window to front aspect, built in cupboard, laminate flooring, double radiator.

BEDROOM TWO 12' 5" x 10' 11" (3.78m x 3.33m) PVC double glazed window to rear aspect, double radiator, laminate flooring, built in cupboards.

REAR GARDEN Paved, courtyard, outside tap.

Floor plan of the first floor. The layout includes a large central area labeled 'RECEPTION' at the top, another 'RECEPTION' area below it, a 'PORCH' to the left of the top 'RECEPTION' area, a 'STORAGE' area and a staircase with an 'UP' arrow below the top 'RECEPTION' area, a 'KITCHEN' below the bottom 'RECEPTION' area, and a 'BATHROOM' at the bottom.

The second floor plan features two bedrooms, one at the top and one at the bottom, both labeled "BEDROOM". A central "LANDING" connects them, with a "DOWN" arrow pointing to the first floor on the left. To the right of the landing is a "STORAGE" area, with another "STORAGE" label below it. The plan includes a central hallway and two doors leading to the bedrooms.

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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 appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	67 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.

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