

# **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.

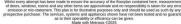
**BEDROOM ONE** 12' 4" x 10' 5" (3.76m x 3.18m) PVC double glazed window to front aspect, built in cupboard, laminate flooring, double radiator.

**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.

GROUND FLOOR 1ST FLOOR







**OFFICE ADDRESS** 112/114 London Road, Portsmouth, Hampshire, PO2 0LZ

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### LOCAL AUTHORITY

Portsmouth City Council

### **TENURE**

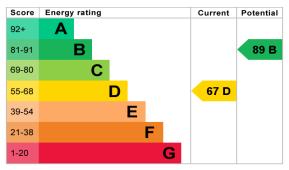
Freehold

## **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  ${\bf Money\,Laundering}$ ,  ${\bf Terrorist\,Finan\,cing}$  and  ${\bf Transfer}$  of  ${\bf Funds}$  (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.