

£205,000
81 Jervis Road
Portsmouth, PO2 8PR

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this two double bedroom, mid-terraced property located in Jervis Road, Stamshaw. Well presented throughout, the accommodation on offer comprises two reception rooms, an 8ft modern fitted kitchen, a modern fitted bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a south facing rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

RECEPTION ROOM ONE 12' 01" max x 11' 06" into recess but excluding bay (3.68m x 3.51m) PVC double glazed bay window to front aspect, radiator, wall mounted cupboard housing meters and consumer unit, stairs to first floor, door to reception room two.

RECEPTION ROOM TWO 12' 01" into recess x 9' 10" (3.68m x 3m) PVC double glazed door to garden, radiator, dado rail, under stairs storage area.

KITCHEN 8' 04" x 8' 0" (2.54m x 2.44m) PVC double glazed window to side aspect, stainless steel sink and drainer unit with mixer tap over, range of wall and base level units, roll top work surfaces, space for gas cooker with extractor hood over, space for fridge/freezer, plumbing for washing machine, tiling to principal areas, cupboard housing 'Ideal' combination boiler (newly fitted August 2024), door to bathroom.

BATHROOM 7' 11" x 5' 6" (2.41m x 1.68m) Obscure PVC double glazed windows to side and rear aspect, panel enclosed bath with mains shower over, close coupled WC, pedestal mounted wash basin, heated towel rail, tiled to principal areas.

FIRST FLOOR LANDING Loft hatch, doors to.

BEDROOM ONE 13' 2" into recess x 12' 2" (4.01m x 3.71m) PVC double glazed window to front aspect, original cast iron feature fireplace, radiator.

BEDROOM TWO 12' 2" into recess x 11' 7" max (3.71m x 3.53m) PVC double glazed window to rear aspect, original cast iron feature fireplace, radiator.

REAR GARDEN South facing, mainly laid to paving, fully enclosed.

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		76 C
55-68	D	57 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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