



£219,950
1 Stapleton Road
Portsmouth, PO3 5BH

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this end of terrace, two bedroom property, located in Stapleton Road, Copnor. Accommodation comprises two reception rooms, a fitted kitchen and a bathroom to the ground floor. To the first floor you will find two double bedrooms. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. We encourage an internal viewing at your earliest convenience, so please contact our Portsmouth branch today! 02392 661 662!





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Stairs to first floor, cupboard housing gas and electric meters, door to reception room one and reception room two.

RECEPTION ROOM ONE 12' 9" into bay x 9' 11" (3.89m x 3.02m) PVC double glazed bay window to front aspect, laminate flooring, double radiator, feature fireplace with electric wall mounted heater.

RECEPTION ROOM TWO 13' x 10' 5" (3.96m x 3.18m) PVC double glazed window to rear aspect, double radiator, wood flooring, door to kitchen.

KITCHEN 11' 4" x 7' 9" (3.45m x 2.36m) PVC double glazed window to side aspect, double radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, wall mounted combination boiler, gas cooker point, tiled to principal areas, laminate flooring, plumbing for washing machine, extractor fan, space for fridge/freezer, obscure PVC double glazed back door to garden, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, double radiator, tiled to principal areas, tiled flooring, bath with shower attachment, extractor fan.

FIRST FLOOR LANDING Door to bedroom one and bedroom two.

BEDROOM ONE 13' 1" x 10' 6" (3.99m x 3.2m) PVC double glazed window to front aspect, double radiator, fitted wardrobe space.

BEDROOM TWO 13' 1" x 10' 5" (3.99m x 3.18m) PVC double glazed window to rear aspect, double radiator, fitted wardrobe space, feature fireplace.

REAR GARDEN 21' (6.4m) Fully enclosed, mainly laid to paving, outside tap.



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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	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

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