

**£229,995**  
**22 St Marks Road**  
Portsmouth, PO2 8HT



## PROPERTY SUMMARY

Jeffries & Dibbens are excited to bring to the market this well presented, two bedroom terraced house located in St Marks Road, Stamshaw. Ideally suited to first time buyers and investors alike, the accommodation on offer comprises two reception rooms, a modern fitted kitchen, a modern fitted upstairs bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and an enclosed rear garden with outside WC. We anticipate high levels of interest in this property so please contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**RECEPTION ROOM ONE** 12' 10" x 8' 8" (3.91m x 2.64m) PVC double glazed window to front aspect, radiator, wall mounted cupboard housing meters, doorway to:-

**RECEPTION ROOM TWO** 12' 10" x 11' 4" (3.91m x 3.45m) PVC double glazed window to rear aspect, stairs to first floor, under stairs storage, radiator, doorway to kitchen.

**KITCHEN** 9' 6" x 7' 7" (2.9m x 2.31m) PVC double glazed window to rear aspect, obscure PVC double glazed door to garden, modern fitted kitchen comprising range of wall and base level units, wood block work surfaces, stainless steel sink and drainer unit with mixer tap over, integral electric oven with electric hob and extractor hood over, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, wall mounted 'Ideal' combination boiler, tiling to principal areas, inspection hatch.

**FIRST FLOOR LANDING** Loft hatch, doors to:-

**BEDROOM ONE** 12' 10" x 8' 10" (3.91m x 2.69m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 8' 3" x 7' 2" (2.51m x 2.18m) PVC double glazed window to rear aspect, radiator, built-in storage.

**BATHROOM** Obscure PVC double glazed window to rear aspect, modern fitted bathroom suite comprising panelled bath with mains shower over, close coupled WC, vanity unit, fully tiled walls & floor, chrome heated towel radiator.

**GARDEN** 23' 3" (7.09m) Mainly laid to artificial grass with shingle path and raised decked area, door to WC.





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		83 B
69-80	C		
55-68	D	61 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  
Dibbens**  
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