

Jeffries & Dibbens
FOR SALE
03 206 1662
0900 221 000

£229,995
55 Lower Derby Road
Portsmouth, PO2 8EX

PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are delighted to welcome to the market this two bedroom, mid terraced property, located in Lower Derby Road, Stamshaw. Accommodation comprises of two double bedrooms to the first floor. The ground floor boasts two reception rooms, a fitted kitchen and a family bathroom. Externally you will find a 24ft south-facing garden, providing direct access to a 19' x 11' garage which could be used as off road parking. Other benefits include double glazing and gas central heating. To arrange your internal viewing, please call Jeffries & Dibbens at your earliest convenience. 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Door to reception room one, stairs to first floor landing, door to reception room two, radiator, electric mains.

RECEPTION ROOM ONE 11' 01" into recess x 9' 10" (3.38m x 3m) PVC double glazed window to front aspect, radiator, cupboard housing gas meter.

RECEPTION ROOM TWO 12' 11" x 10' 00" into recess (3.94m x 3.05m) PVC double glazed window to rear aspect, radiator, under stairs storage cupboard, door to kitchen, laminate flooring.

KITCHEN 10' 11" x 8' 00" (3.33m x 2.44m) PVC double glazed window to side aspect, PVC double glazed door to rear garden, radiator, wall mounted 'Vaillant' combination boiler, range of wall and base units, tiled to principle areas, square edge work surfaces, stainless steel sink and drainer unit with hot and cold tap, plumbing for washing machine, space for fridge/freezer, space for dryer, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, radiator, close coupled WC, pedestal mounted wash basin, panelled bathtub with over head shower, tiled flooring.

FIRST FLOOR LANDING Loft access, door to bedroom one and bedroom two.

BEDROOM ONE 13' 00" x 10' 11" into recess (3.96m x 3.33m) PVC double glazed window to front aspect, radiator, feature fireplace, built in storage cupboard.

BEDROOM TWO 13' 00" x 10' 00" into recess (3.96m x 3.05m) PVC double glazed window to rear aspect, radiator, feature fireplace, built in storage cupboard.

GARDEN 24ft' (7.32m) South facing.





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		84 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.

**Jeffries
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estate and letting agents

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