

£225,000
115 Meyrick Road
Portsmouth, PO2 8JW

PROPERTY SUMMARY

NO FORWARD CHAIN & WELL PRESENTED THROUGHOUT! Jeffries & Dibbens are delighted to offer this stunning, two bedroom terraced residence located in Meyrick Road, Stamshaw. Accommodation comprises a separate living room, a 12ft modern-fitted kitchen/dining room and a 7ft utility room. The first floor consists of two bedrooms and a modern-fitted bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, south-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing! 02392 661 662





OBSCURE STAINED GLASS PVC DOUBLE GLAZED FRONT DOOR TO HALLWAY

HALLWAY Door to reception room one, kitchen/diner, wooden flooring, column radiator.

RECEPTION ROOM ONE 11' 11" maximum x 9' 8" (3.63m x 2.95m) PVC double glazed bay window to front aspect, vertical radiator, feature fireplace, wood flooring.

KITCHEN/DINER 12' 9" x 9' 10" (3.89m x 3m) Door to utility room, PVC double glazed back door to garden, tiled flooring, stainless steel overhead extractor fan, range of wall and base units, electric oven, electric hob, tiled splash back, integral fridge/freezer.

UTILITY ROOM 7' 10" x 6' 8" (2.39m x 2.03m) PVC double glazed window to rear aspect and to side aspect, base units, space for dryer, resin sink with mixer tap and drainer unit, plumbing for washing machine, plumbing for dishwasher, PVC double glazed back door to garden, wall mounted combination boiler, 'Worcester' boiler, tiled flooring, radiator, tiled to principle areas.

FIRST FLOOR LANDING Door to bedroom one, bedroom two, barn door to bathroom.

BEDROOM ONE 11'2" narrowing to 8'6" x 12' 9" (3.56m x 3.89m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11'8" maximum narrowing to 8'5" x 7' 6" (3.56m x 2.29m) PVC double glazed window to rear aspect, radiator.

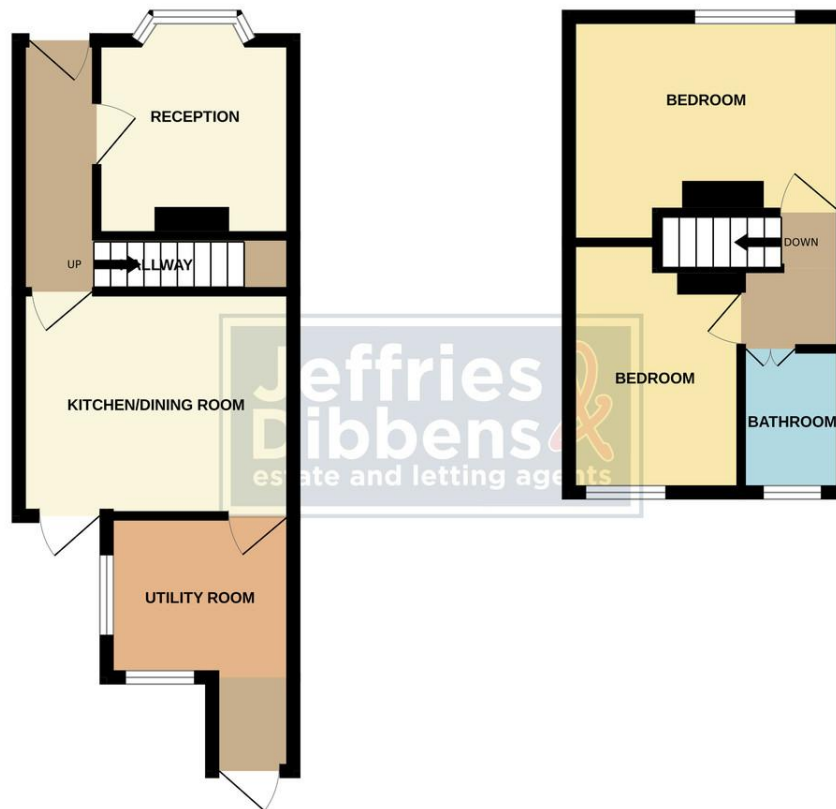
LOFT ROOM Velux to front aspect, radiator.

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

GARDEN 15' 11" (4.85m) South facing, shingle, 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		80 C
55-68	D	63 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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