
Jeffries & Dibbens
estate and letting agents
£225,000
103 Walden Road
Portsmouth, PO2 8PH

PROPERTY SUMMARY

No Forward Chain! This two double bedroom, terraced property, located in Walden Road, Stamshaw, is available for sale with Jeffries & Dibbens. Accommodation comprises two reception rooms ,one of which opens to a 11' fitted kitchen, a utility area and W.C on the ground floor. The first floor offers two double bedrooms, a study and a fitted family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed 29' south-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662.

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OBSCURE PVC DOUBLE GLAZED DOOR

HALLWAY Overhead storage cupboard housing effect mains, radiator, door to reception room, stairs to first floor landing, opening to reception room two.

RECEPTION ROOM ONE 13' 02" into bay x 9' 06" (4.01m x 2.9m) PVC double glazed bay window to front aspect, radiator, cupboard housing gas meter.

RECEPTION ROOM TWO 12' 07" x 10' 10" (3.84m x 3.3m) PVC double glazed window to rear aspect, radiator, under stairs storage cupboard, spot lighting, opening to kitchen.

KITCHEN 11' 10" x 8' 03" (3.61m x 2.51m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, tiled to principle areas, wall mounted 'ideal' combination boiler, stainless steel sink and drainer unit with mixer tap, integral dishwasher, integral gas hob and oven, space for fridge/freezer, stainless steel overhead extractor fan, door to utility.

UTILITY/WC 11' 09" x 6' 01" (3.58m x 1.85m) PVC double glazed window to rear aspect, PVC double glazed door to rear garden, radiator, door to close coupled WC, plumbing for washing machine, stainless steel sink with mixer tap.

FIRST FLOOR LANDING Door to all rooms, radiator, loft hatch.

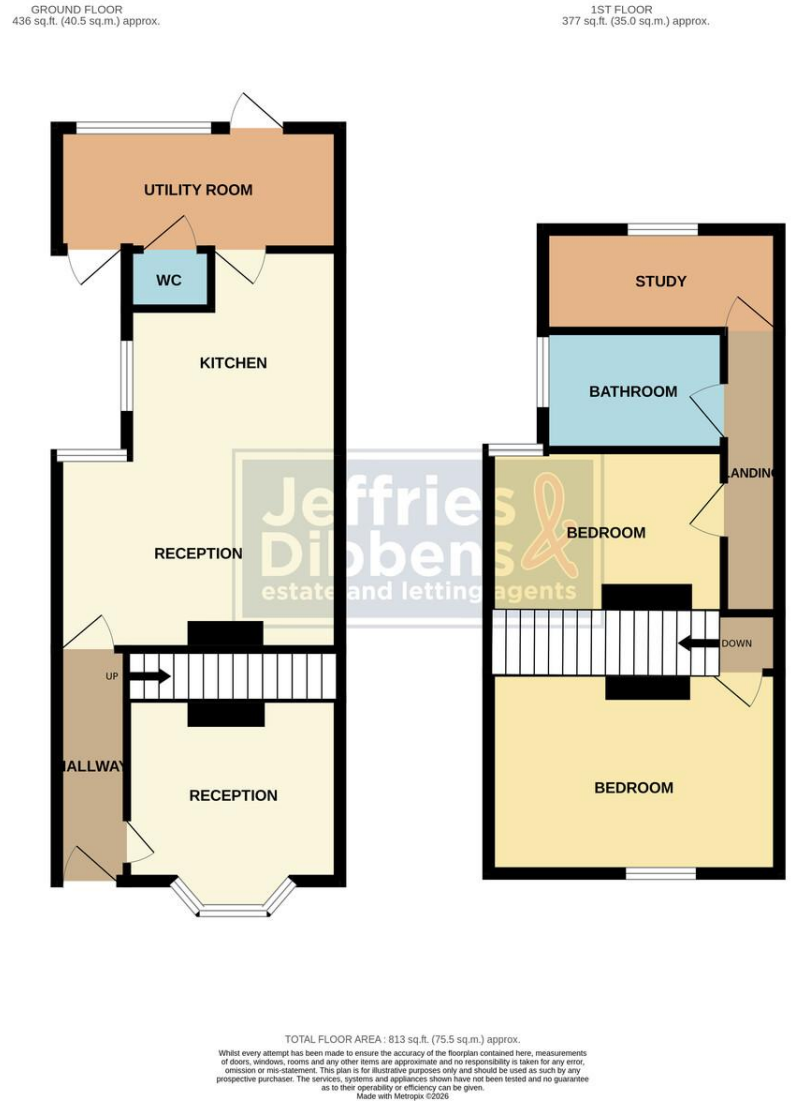
BEDROOM ONE 12' 08" x 11' 10" (3.86m x 3.61m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

BEDROOM TWO 10' 10" into recess x 9' 09" (3.3m x 2.97m) PVC double glazed window to rear aspect, radiator, built in storage cupboard.

BATHROOM Obscure PVC double glazed window to side aspect, stainless steel heated towel radiator, close coupled WC, wash basin and vanity with storage, bath with overhead shower, tiled to principle areas.

STUDY 8' 05" x 5' 0" (2.57m x 1.52m) Obscure PVC double glazed window to rear aspect, radiator.

GARDEN 29ft' (8.84m) South facing, paved.

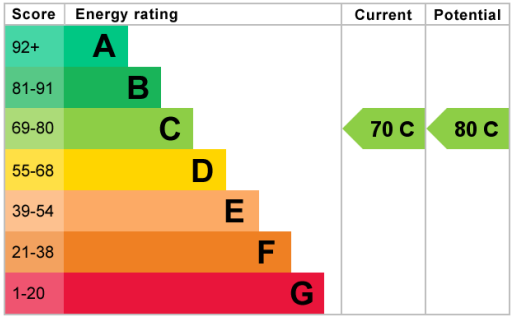


LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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 estate and letting agents

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