

£217,500
15 Strode Road
Portsmouth, PO2 8PX

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to present for sale this two bedroom, mid-terraced property located in Strode Road, Stamshaw. Well presented throughout, ground floor accommodation comprises a 22ft reception room, a 21ft kitchen/diner and a utility room/lean-to. The first floor offers a double bedroom, an 8ft three piece family bathroom and stairs leading the second floor, which comprises a 15ft bedroom. 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 your internal viewing today! 02392 661 662





OBSCURE DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, door to reception room one, door to under stairs storage cupboard.

RECEPTION ROOM ONE 22' 2" x 8' 11" (6.76m x 2.72m) PVC double glazed window to front aspect, PVC double glazed window to rear aspect, two radiators, wall mounted electric pebble effect fire, laminate wood flooring, door to kitchen/diner.

KITCHEN/DINER 21' 11" x 7' 6" narrowing to 6' 10" (6.68m x 2.29m) Window to side aspect, PVC double glazed French doors to garden, door to lean-to, double radiator, radiator, range of wall and base units, roll top work surfaces, one and a half stainless steel sink and drainer unit with mixer tap over, fitted stainless steel sink and drainer unit with mixer tap over, fitted stainless steel gas hob, electric oven, tiled splash back, plumbing for dishwasher, space for fridge/freezer, ceramic tiled flooring, stairs to first floor.

LEAN-TO/UTILITY ROOM 11' 10" x 3' 3" (3.61m x 0.99m) Obscure PVC double glazed windows to side aspect, polycarbonate roof, door to garden, wall mounted 'Ideal' combination boiler, ceramic tiled flooring.

FIRST FLOOR LANDING Doors to bedroom one and bathroom, stairs to second floor.

BEDROOM ONE 12' 1" x 10' 11" (3.68m x 3.33m) PVC double glazed window to front aspect, radiator with cover, fitted wardrobe, spot lighting.

BATHROOM 8' 8" x 7' 8" (2.64m x 2.34m) Obscure PVC double glazed window to rear aspect, double radiator, three piece bathroom suite comprising wood panel corner bath, vanity unit, close coupled WC, tiling to principal areas, spot lighting, wood panelling at half height throughout.

SECOND FLOOR LANDING Door to bedroom two.

BEDROOM TWO 15' 6" narrowing to 4' 4" x 12' 2" narrowing to 6' 2" (4.72m x 3.71m) L shaped, PVC double glazed window to rear aspect, double glazed Velux window to front aspect, radiator, eaves storage.

REAR GARDEN 26' (7.92m) South facing, fully enclosed, mainly laid to artificial grass, door to brick built shed.

BRICK BUILT SHED 12' x 6' (3.66m x 1.83m) Power and light.





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	58 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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