

£229,995
46 Walden Road
Portsmouth, PO2 8PJ

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this three double bedroom, mid-terraced property located in Walden Road, Stamshaw. Well presented throughout, the accommodation on the ground floor comprises two reception rooms, a 10ft modern fitted kitchen, a modern fitted bathroom, plus a utility room/lean-to. The first floor offers three double bedrooms. Additional benefits include double glazing, gas central heating and a 20ft enclosed rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:-

PORCH Obscure PVC double glazed window to front aspect, obscure PVC double glazed door to:-

HALLWAY Radiator, wall mounted cupboard housing meters, under stairs storage cupboard, door to reception room one, door to reception room two.

RECEPTION ROOM ONE 13' 01" into recess and bay x 9' 10" (3.99m x 3m) PVC double glazed bay window to front aspect, radiator.

RECEPTION ROOM TWO 12' 10" x 10' 11" into recess (3.91m x 3.33m) PVC double glazed window to rear aspect, radiator, stairs to first floor, door to:-

KITCHEN 10' 02" x 9' 09" (3.1m x 2.97m) PVC double glazed bay window to side aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, integral electric oven with gas hob over, tiled to principle areas, wall mounted 'Vaillant' combination boiler, extractor, door to:-

REAR LOBBY Radiator, glazed door to utility/lean-to, space for fridge/freezer, door to:-

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, panelled bath with mains shower over, pedestal mounted wash basin, tiled to principle areas, radiator, extractor, borrowed light window to rear lobby, borrowed light window to utility.

UTILITY/LEAN-TO 8' 03" x 4' 09" (2.51m x 1.45m) Dual aspect PVC double glazed windows, tiled flooring, plumbing for washing machine, space for tumble dryer, PVC double glazed door to garden.

FIRST FLOOR LANDING Spot lighting, doors to:-

BEDROOM ONE 12' 01" x 11' 01" into recess (3.68m x 3.38m) PVC double glazed window to front aspect, radiator, built in storage.

BEDROOM TWO 11' 0" into recess x 8' 08" (3.35m x 2.64m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 02" x 8' 02" (3.1m x 2.49m) PVC double glazed window to rear aspect, radiator.

GARDEN 20' 10" x 12' 02" (6.35m x 3.71m) Mainly laid to paving with artificial grass area, shingle border, outside tap.



Whilst every attempt has been made to ensure the accuracy of the description 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		86 B
69-80	C		
55-68	D	65 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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