

**£235,000**  
**49 Stanley Road**  
Portsmouth, PO2 8EL

**FOR SALE**  
£235,000

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this three double bedroom, mid-terraced property located in Stanley Road, Stamshaw. The accommodation on offer comprises two reception rooms, a 10ft fitted kitchen, a fitted bathroom, plus three bedrooms. Additional benefits include majority double glazing, gas central heating and a lean-to. The property also boasts a south facing garden with rear pedestrian access. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662

- 3 
- 1 
- 2 





#### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:**

**HALLWAY** Wall mounted cupboard housing electric meter and consumer unit, radiator, stairs to first floor, door to reception room one and doorway to reception room two.

**RECEPTION ROOM ONE** 13' 0" into bay and excluding recess x 9' 08" (3.96m x 2.95m) PVC double glazed bay window to front aspect, radiator, feature fireplace, built in cupboard housing gas meter.

**RECEPTION ROOM TWO** 12' 10" x 10' 10" into recess (3.91m x 3.3m) Obscure PVC double glazed door to garden, radiator, under stairs storage cupboard, opening to kitchen.

**KITCHEN** 10' 10" x 7' 10" (3.3m x 2.39m) PVC double glazed window to side aspect, range of base level units, roll top work surfaces, stainless steel sink and drainer unit, integral electric oven with electric hob and extractor hood over, space for fridge/freezer, spot lighting, door to:-

**BATHROOM** 8' 04" x 8' 01" (2.54m x 2.46m) Obscure PVC double glazed window to side aspect, glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, panelled bath with shower attachment over, radiator, tiled to principle areas, tiled flooring, wall mounted combination boiler, door to:-

**LEAN TO** 8' 09" x 5' 07" (2.67m x 1.7m) Dual aspect glazed windows, glazed door to garden, polycarbonate roof, plumbing for washing machine.

**BEDROOM ONE** 12' 10" x 11' 11" into recess (3.91m x 3.63m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 12' 05" into recess x 10' 01" (3.78m x 3.07m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 10' 04" x 7' 10" (3.15m x 2.39m) PVC double glazed window to rear aspect, radiator.

**GARDEN** 20' 08" to shed x 13' 03" (6.3m x 4.04m) South facing, mainly laid to artificial grass with paved areas, outside tap, flower and shrub border, block-built





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.  
Made with Metropix 11/2018

**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             | 69 C    | 80 C      |
| 55-68 | 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  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk