


Jeffries & Dibbens
FOR SALE
023 9266 1662
jdea.co.uk

AUCTION GUIDE PRICE
£150,000
76 Walden Road
Portsmouth, PO2 8PJ

PROPERTY SUMMARY

Buyers Fees Apply! Jeffries & Dibbens are delighted to offer this two bedroom, terraced property located in Walden Road, Stamshaw. Accommodation comprises a 24ft reception room, a fitted kitchen and a dining room. The first floor consists of two double bedrooms and a modern-fitted, four piece bathroom. This property is in need of renovation and benefits from gas central heating and partial double glazing. To appreciate all that is on offer, please contact Jeffries & Dibbens today. 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO PORCH

PORCH Borrowed light window, open to reception room.

RECEPTION ROOM 24' 8" into bay x 12' 6" (7.52m x 3.81m) PVC double glazed bay window to front aspect, double glazed window to rear aspect, stairs to first floor, two double radiators, under stairs storage space, open to kitchen.

KITCHEN 12' x 7' 7" (3.66m x 2.31m) Window to side aspect, range of wall and base units, roll top work surfaces, tiled flooring, stainless steel sink with mixer tap and drainer unit, tiled to principle areas, gas cooker point, space for fridge/freezer, plumbing for washing machine, open to dining room.

DINING ROOM 9' 1" x 8' 5" (2.77m x 2.57m) Window to rear aspect, French doors to garden, window to side aspect.

FIRST FLOOR LANDING Door to bedroom one, bedroom two and bathroom.

BEDROOM ONE 10' 4" narrowing to 9" x 12' 5" (3.28m x 3.78m) PVC double glazed window to front aspect.

BEDROOM TWO 10' 11" x 7' 9" maximum (3.33m x 2.36m) Window to rear aspect, radiator, built in cupboard space.

BATHROOM Obscure PVC double glazed window to rear aspect, stainless steel heated towel rail, close coupled WC, pedestal wash basin, radiator, tiled flooring, walk in shower cubicle, extractor fan, spotlighting.

GARDEN 20ft' (6.1m) North facing, fully enclosed, mainly laid to patio, outside tap.





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

EPC TO FOLLOW

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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