

£190,000
26 Winchester Road
Portsmouth, PO2 7PT

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to bring to the market this three-bedroom terraced property, situated on Winchester Road, Portsmouth. The ground floor accommodation comprises two reception rooms, an 11ft fitted kitchen, utility room and a convenient downstairs shower room. To the first floor are three well-proportioned double bedrooms. Further benefits include gas central heating, double glazing and a fully enclosed, south-facing rear garden. For further information or to arrange a viewing, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Cupboard housing gas metre, two radiators, door to reception room one, door to reception room two, stairs to first floor landing, door to rear garden, door to kitchen.

RECEPTION ROOM ONE 11' 01" x 9' 10" into recess (3.38m x 3m) PVC double glazed window to front aspect, radiator, cupboard housing electric mains.

RECEPTION ROOM TWO 10' 08" into recess" x 9' 08" (3.25m x 2.95m) PVC double glazed window to rear aspect, radiator.

KITCHEN 11' 00" x 8' 01" (3.35m x 2.46m) PVC double glazed window to side aspect, space to utility room, range of wall and base units, roll top work surfaces, tiled to principle areas, space for dishwasher, space for hob and oven, stainless steel sink and drainer unit with hot and cold tap.

UTILITY ROOM 8' 06" x 5' 11" (2.59m x 1.8m) Obscure PVC double glazed door to rear garden, plumbing for washing machine, space for fridge/freezer and dryer, wall mounted boiler, door to bathroom.

BATHROOM 8' 04" x 6' 01" (2.54m x 1.85m) Two obscure PVC double glazed window to rear aspect, close coupled WC, shower cubicle, vanity unit with storage, stainless steel mixer tap, tiled to principle areas.

FIRST FLOOR LANDING PVC double glazed window to side aspect, radiator, loft hatch, door to all rooms.

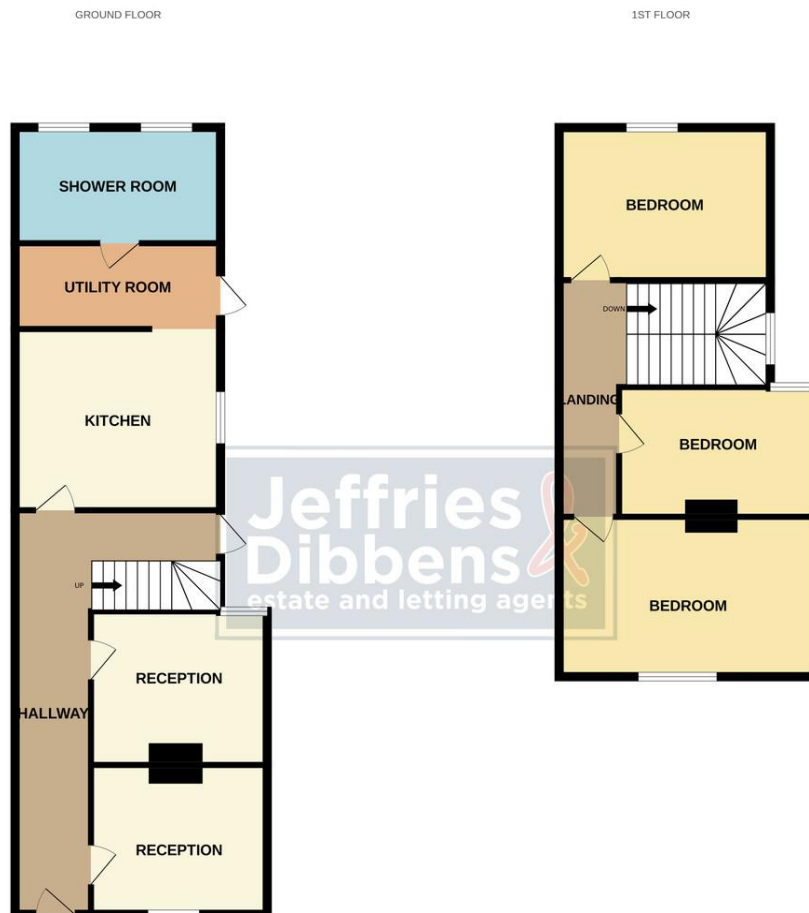
BEDROOM ONE 12' 08" x 11' 00" into recess (3.86m x 3.35m) PVC double glazed window to front aspect, radiator, laminate flooring.

BEDROOM TWO 10' 09" into recess x 9' 09" (3.28m x 2.97m) PVC double glazed window to rear aspect, radiator, laminate flooring.

BEDROOM THREE 10' 11" x 8' 02" (3.33m x 2.49m) PVC double glazed window to rear aspect, radiator, laminate flooring..

GARDEN Outside tap, south facing.





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		85 B
69-80	C		
55-68	D	57 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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