



£249,750
11a Strode Road
Portsmouth, PO2 8PX

PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are excited to bring to the market this two bedroom, semi-detached property located in Strode Road, Stamshaw. Built in 1936 over an old orchard, this property has a lot of character. Accommodation on offer comprises two reception rooms, a modern fitted kitchen, a conservatory and a WC to the ground floor. First floor accommodation comprises the modern fitted family bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating, plus a fully enclosed south facing garden with side pedestrian access. The property also boasts off road parking for at least two vehicles! Arrange your viewing now by calling Jeffries & Dibbens Estate Agents, open late! 02392 661 662





PVC OBSCURE DOUBLE GLAZED FRONT DOOR

HALLWAY Stairs to first floor, under stairs storage cupboard, radiator, doors to reception room one, reception room two, kitchen and WC.

RECEPTION ROOM ONE 12' 4" x 8' 8" into recess (3.76m x 2.64m) Double glazed window to front aspect, radiator, picture rail.

RECEPTION ROOM TWO 13' 8" x 8' 8" into recess (4.17m x 2.64m) PVC double glazed doors to conservatory, upright radiator, feature fireplace with gas fire, picture rail.

KITCHEN 13' 7" x 4' 10" (4.14m x 1.47m) PVC double glazed window to side aspect, PVC double glazed window to rear aspect, PVC double glazed door to conservatory, range of wall and base units, roll top work surfaces, integral electric oven with gas hob and extractor over, splash back, stainless steel sink and drainer with mixer tap over, space for fridge/freezer, space and plumbing for washing machine and dishwasher, radiator.

CONSERVATORY 14' 5" x 6' 9" (4.39m x 2.06m) PVC dual aspect double glazed windows, radiator, double glazed double doors to garden.

FIRST FLOOR LANDING PVC double glazed window to side aspect, loft hatch with pull down ladder, doors to.

BEDROOM ONE 10' max x 9' 11" (3.05m x 3.02m) Some restricted head height PVC double glazed window to front aspect, built in storage cupboard, radiator, picture rail.

BEDROOM TWO 9' 9" x 7' 5" max (2.97m x 2.26m) PVC double glazed window to rear aspect, built in storage cupboard, radiator.

BATHROOM 6' 2" x 5' 8" (1.88m x 1.73m) Double glazed velux window to rear aspect, PVC obscure double glazed window to side aspect, panel enclosed bath with mains shower over, walk in shower (wet room style) with mains powered shower, vanity basin, close coupled WC, tiled to principal areas, tiled floor.

REAR GARDEN 20' 1" x 16' 4" (6.12m x 4.98m) South facing garden, mainly laid to paving/patio, outside power socket, outside tap, side pedestrian access with secure fitted gate.

FRONT Hardstanding providing off road parking for at least two vehicles.





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 operation 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		
69-80	C		74 C
55-68	D	62 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