



£247,500
182 Stamshaw Road
Portsmouth, PO2 8LX

PROPERTY SUMMARY

Well Presented Throughout! Jeffries & Dibbens Estate Agents are delighted to welcome to the market this three bedroom, terraced house located in Stamshaw Road, Stamshaw. Ground floor accommodation comprises a substantial 24ft living room/diner and a 16ft modern-fitted kitchen. To the first floor, you will find three bedrooms and a modern fitted bathroom. Outside is a fully enclosed rear garden measuring 25ft, with rear pedestrian access. Other benefits include double glazing throughout and gas central heating. We are anticipating early interest in this property, so please do not hesitate to call 02392 661 662 to arrange your internal viewing. Phone lines open till 8pm weekdays!





COMPOSITE FRONT DOOR Leading to porch.

PORCH Door to reception room.

RECEPTION ROOM 23' 8" max x 13' 6" max (7.21m x 4.11m) PVC double glazed windows to front and rear aspect, two double radiators, door to kitchen.

KITCHEN 15' 6" x 8' 7" (4.72m x 2.62m) Obscure PVC double glazed back door to garden, PVC double glazed window to rear aspect, tiled flooring, wall mounted electric heater, tiled to principal areas, space for tumble dryer, ceramic sink with mixer tap and drainer unit, plumbing for washing machine, cupboard housing wall mounted boiler, integral oven, integral gas hob, extractor fan.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 13' 8" x 11' 5" (4.17m x 3.48m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 8' 7" max x 7' 9" max (2.62m x 2.36m) PVC double glazed window to rear aspect, radiator, storage housing immersion tank.

BEDROOM THREE 11' 10" x 6' 11" (3.61m x 2.11m) PVC double glazed window to rear aspect, raised floor area, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, tiled to principal areas, stainless steel heated towel rail, pedestal wash basin, close coupled WC, bath with electric power shower, tiled flooring, extractor fan.

REAR GARDEN 25" (7.62m) Fully enclosed, rear pedestrian access, paved, outside tap, wooden shed.

GROUND FLOOR

1ST FLOOR



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		
69-80	C		76 C
55-68	D	67 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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