

£194,995

8 Stapleton Road

Portsmouth, PO3 5BH

PROPERTY SUMMARY

NO FORWARD CHAIN. Jeffries & Dibbens are delighted to market this two double bedroom, bay and forecourt terraced property located in Stapleton Road, Copnor. Accommodation comprises a 22' kitchen/diner, 13' front reception room, two double bedrooms and a bathroom to the rear. Additional benefits include gas central heating, double glazing throughout plus a 23' fully-enclosed, south facing rear garden. Viewings advised at your earliest convienience contact Jeffries Portsmouth today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Leads to reception room one, stairs to first floor landing, doors to reception room two, cupboard housing mains, radiator.

RECEPTION ROOM ONE 12' 05" into bay x 10' into recess (3.78m x 3.05m) PVC double glazed bay window to front aspect, radiator.

KITCHEN/DINER 22' 06" maximum x 12'11" narrowing to 7'07" (6.86m x 3.84m) PVC double glazed window to rear aspect, PVC double glazed window to side aspect, radiator, under stairs storage cupboard housing gas meter, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for fridge/freezer, plumbing for washing machine, cupboard housing wall mounted 'Glowworm' combination boiler, integral gas hob and oven, stainless steel extractor hood, leading to the bathroom, obscure PVC double glazed door to garden.

BATHROOM Obscure PVC double glazed window to rear aspect, stainless steel heated towel radiator, close coupled WC, pedestal mounted wash basin, panelled bathtub with overhead shower, tiled to principle areas.

BEDROOM ONE 13' 02" into recess x 10' 06" (4.01m x 3.2m) PVC double glazed window to front aspect, radiator, storage cupboard.

BEDROOM TWO 13' 02" into recess x 10' 04" (4.01m x 3.15m) PVC double glazed window to rear aspect, radiator.

GARDEN 22' 03" (6.78m) South facing, artificial grass, outside tap.

GROUND FLOOR

1ST FLOOR



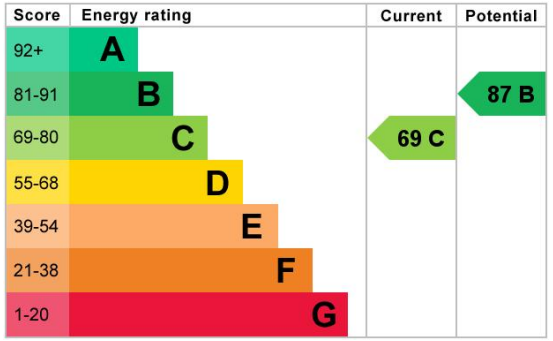
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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