



Jeffries Dibbens
FOR SALE
Asking Price £225,000

P
Permit holders or
2 hours
No return to this zone
within 4 hours

£225,000
93 Strode Road
Portsmouth, PO2 8PX



PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to bring to market this three bedroom, mid-terraced property located in Strode Road, Stamshaw. The accommodation on offer to the ground floor comprises two reception rooms and a 12ft fitted kitchen. First floor accommodation benefits from 3 bedrooms and a modern fitted bathroom. Additional benefits include double glazing, gas central heating and a south facing rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

RECEPTION ROOM ONE 13' 04" into bay x 12' 00" (4.06m x 3.66m) PVC double glazed bay window to front aspect, radiator, cupboard housing mains, stairs to first floor landing, door to reception room two.

RECEPTION ROOM TWO 11' 11" x 11' 04" (3.63m x 3.45m) PVC double glazed window to rear aspect, radiator, under stairs storage cupboard.

KITCHEN 12' 09" x 7' 07" (3.89m x 2.31m) PVC double glazed window to side aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, tiled to principle area, stainless steel sink and drainer unit with mixer tap, integral electric hob and oven, stainless steel extractor hood, space for fridge/freezer and washing machine, wall mounted 'Ideal' combination boiler, spot lighting.

FIRST FLOOR LANDING Doors to all rooms, loft hatch.

BEDROOM ONE 12' 01" x 11' 05" (3.68m x 3.48m) PVC double glazed window to front aspect, radiator.

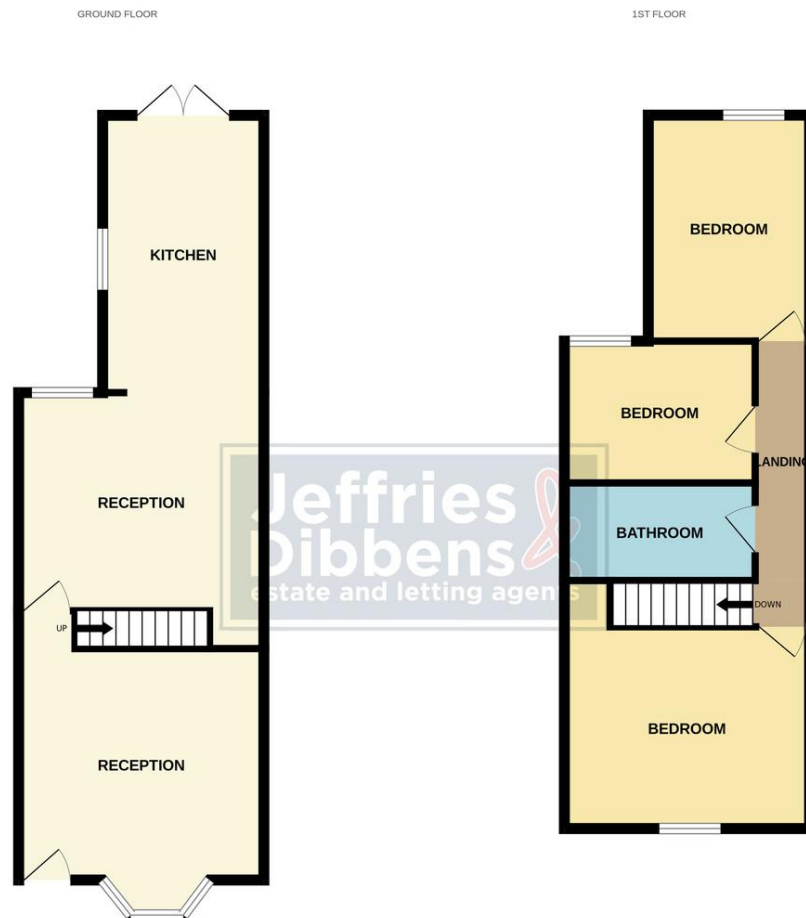
BEDROOM TWO 12' 09" x 7' 08" (3.89m x 2.34m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 9' 00" x 6' 04" (2.74m x 1.93m) PVC double glazed window to rear aspect, radiator.

BATHROOM Pedestal mounted wash basin, close coupled WC, panelled bath with electric shower, tiled to principle area, tiled flooring, extractor fan, stainless steel heated towel rail.

GARDEN 29' 05" (8.97m) South facing, fully enclosed, mainly paved.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 A

VIEWINGS
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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.



OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk