

Jeffries & Dibbens
FOR SALE
023 9346 1462
Hatchlings 000

£195,000
114 Walmer Road
Portsmouth, PO1 5AU

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Walmer Road, Fratton. Accommodation comprises a 13ft reception room, a 23ft kitchen/dining room, two double bedrooms, an additional study/bedroom and an upstairs family bathroom. Additional benefits include gas central heating and a fully-enclosed garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE HARDWOOD FRONT DOOR

RECEPTION ROOM 13' 5" x 12' 8" (4.09m x 3.86m) PVC double glazed window to front aspect, radiator, laminate flooring, door to hallway.

HALLWAY Stairs to first floor, obscure door to garden, under stairs cupboard space, laminate flooring, open to kitchen/diner.

KITCHEN/DINER 23' 11" x 9' 1" (7.29m x 2.77m) PVC double glazed window to side aspect, PVC double glazed sliding door to garden, two double radiators, laminate flooring, cupboard housing wall mounted combination boiler, range of wall and base units, laminate work surfaces, breakfast bar, plumbing for washing machine, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, integral oven, gas hob, overhead stainless steel extractor fan, space for fridge/freezer.

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

BEDROOM ONE 12' 7" narrowing to 11' 5" x 13' 1" (3.84m x 3.99m) PVC double glazed window to front aspect, double radiator.

BEDROOM TWO 12' 5" x 9' 2" (3.78m x 2.79m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE/STUDY 7' x 6' 1" (2.13m x 1.85m) PVC double glazed window to side aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, radiator, bath with shower attachment, close coupled WC, pedestal wash basin, tiled flooring, tiled to principal areas, airing cupboard.

REAR GARDEN 23' (7.01m) (approx.) Fully enclosed, mainly laid to paving, outside tap.

AGENTS NOTE The vendor informs us that the property is undergoing a 10-year treatment plan for Japanese knotweed and is under a transferable, insurance backed guarantee. For more information please contact the office.





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 for 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	72 C	
55-68	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

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