

£229,995

59 Lower Derby Road

Portsmouth, PO2 8EX

PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, mid-terraced property located in Lower Derby Road, Stamshaw. The accommodation on offer comprises a 24' reception room, an 11' fitted kitchen, a fitted downstairs bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a 25' south facing garden. The property also boasts a 17ft garage at the rear with power & light! Contact our Portsmouth branch to arrange your internal viewing! 02392 661 662

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HARD WOOD FRONT DOOR TO:-

PORCH Built in cupboard housing meters, obscure borrowed light window to reception room, glazed door to reception room.

RECEPTION ROOM 24' 06" x 13'06" narrowing to 8'07" (7.47m x 4.17m) PVC double glazed window to front aspect, PVC double glazed window to rear aspect, two radiators, feature fireplace, stairs to first floor, glazed door to kitchen.

KITCHEN 11' 02" x 7' 06" (3.4m x 2.29m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for gas cooker, space for fridge/freezer, plumbing for washing machine, fully tiled walls, tiled flooring, cupboard housing combination boiler, glazed door to:-

LOBBY PVC double glazed door to garden, built in storage cupboard, tiled flooring, door to bathroom.

BATHROOM 7' 07" x 4' 07" (2.31m x 1.4m) Two obscure PVC double glazed windows to rear aspect, close coupled WC, pedestal mounted wash basin, panelled bath with mains shower attachment over, fully tiled walls, tiled flooring, radiator.

FIRST FLOOR ACCESS Loft access, doors to:-

BEDROOM TWO 12' 11" x 8' 06" excluding wardrobe depth (3.94m x 2.59m) PVC double glazed window to front aspect, two radiators, built in wardrobe.

BEDROOM ONE 13' 02" x 9' 9" (4.01m x 2.97m) PVC double glazed window to rear aspect, radiator.

GARDEN 25' 10" x 14' 0" (7.87m x 4.27m) South facing, laid to paving with raised borders, door to garage.

GARAGE 17' 04" x 10' 11" (5.28m x 3.33m) Up and over door, power and lighting.



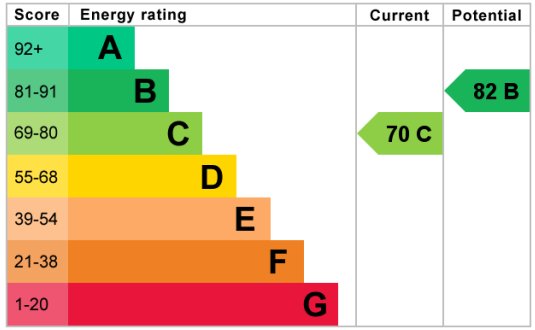
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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