



£199,995
122 Knox Road
Portsmouth, PO2 8JL

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Knox Road, Stamshaw. In addition to two bedrooms, Accommodation comprises a 26ft reception room, a fitted kitchen and a downstairs bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Door to reception room, cupboard housing gas and electric meters.

RECEPTION ROOM 26' 8" into bay x 12' 4" max (8.13m x 3.76m) PVC double glazed bay window to front aspect, PVC double glazed window to rear aspect, two double radiators, stairs to first floor, door to kitchen.

KITCHEN 11' 3" narrowing to 8' 1" x 6' 10" (3.43m x 2.08m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, large bowl composite sink with mixer tap and drainer unit, plumbing for washing machine, space for fridge/freezer, gas cooker point.

BATHROOM Obscure PVC double glazed window to rear aspect, pedestal wash basin, low level WC, bath with electric power shower, cupboard housing wall mounted combination boiler.

FIRST FLOOR LANDING Door to bedroom one and bedroom two.

BEDROOM ONE 12' 6" x 10' 2" (3.81m x 3.1m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 14' 2" x 9' 1" (4.32m x 2.77m) PVC double glazed window to rear aspect, radiator, cupboard.

REAR GARDEN 19' (5.79m) Fully enclosed, paved, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 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.

**Jeffries
Dibbends**
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