



Jeffries & Dibbens  
**FOR SALE**  
EST. 1946. 1822.  
01323 622

**£229,995**  
**128 Walmer Road**  
Portsmouth, PO1 5AU

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to welcome to the market this three-bedroom mid-terraced house located on Walmer Road, Fratton. To the ground floor you will find two reception rooms and a modern fitted kitchen. The first-floor accommodation comprises three bedrooms and a family bathroom. Additional benefits include a 14ft loft room, gas central heating and double glazing throughout. Externally, there is an approximately 26ft fully enclosed garden. To appreciate all this property has to offer, please do not hesitate to contact Jeffries, acting as sole agents, on 02392 661 662. Phone lines are open until 8pm on weekdays.





## **HARDWOOD FRONT DOOR LEADING TO**

**RECEPTION ROOM ONE** 14' 3" x 12' 11" (4.34m x 3.94m) PVC double glazed window to front aspect, radiator, fireplace, wooden door leading too.

**HALLWAY** Solid wood door leading to rear garden, stairs leading to first floor landing with under stairs storage cupboard, radiator, cupboard housing gas and electric meters, doors leading to.

**RECEPTION ROOM TWO** 9' 7" x 6' 7" (2.92m x 2.01m) PVC double glazed window to side aspect, radiator.

**KITCHEN** 12' 4" x 9' 5" (3.76m x 2.87m) PVC Double glazed window to rear aspect, radiator, range of fitted wall and base units, roll edge work surfaces, space for gas cooker and fridge freezer, plumbing for washing machine, integrated dishwasher, tiled splash backs, wall mounted combination boiler.

**FIRST FLOOR LANDING** Radiator, doors leading to.

**BEDROOM ONE** 14' 5" x 12' 11" (4.39m x 3.94m) PVC double glazed window to front aspect, radiator, stairs leading to loft with under stairs storage cupboard.

**BEDROOM TWO** 11' 8" x 9' 4" (3.56m x 2.84m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 11' 11" x 6' 1" (3.63m x 1.85m) PVC double glazed window to side aspect, radiator.

**BATHROOM** 6' 1" x 5' 2" (1.85m x 1.57m) PVC double glazed window to rear aspect, panel enclosed bath with shower attachment over, wash hand basin, low level WC.

**LOFT ROOM** 14' 4" x 10' 7" (4.37m x 3.23m) Window, power and lighting.

**REAR GARDEN** 26' approximately in length ' (7.92m) Paved and grass areas.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 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  
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