



£255,000
42 Wilson Road
Portsmouth, PO2 8LF

PROPERTY SUMMARY

OFF-ROAD PARKING & WELL PRESENTED THROUGHOUT! Jeffries & Dibbens are delighted to offer this three-bedroom terraced property, located on Wilson Road in Stamshaw. The accommodation comprises two reception rooms, a modern fitted kitchen, a downstairs W.C. and a conservatory. The first floor consists of three bedrooms and a modern fitted bathroom. Additional benefits include gas central heating, double glazing throughout, and a private rear garden with a hard-standing parking space. The property also features fitted speaker systems and spotlights throughout. To appreciate all that this property has to offer, please contact the Portsmouth branch to arrange a viewing today on 02392 661 662.





OBSCURE COMPOSITE FRONT DOOR Leading to hallway.

HALLWAY Double radiator, laminate flooring, open to reception room one, reception room two, kitchen, under stairs cupboard space, door to WC, stairs to first floor, radiator, spot lighting.

RECEPTION ROOM ONE (4.04m x 2.84m) PVC double glazed bay window to front aspect, radiator, spot lighting, fitted Bluetooth ceiling speakers.

RECEPTION ROOM TWO 10' 2" x 7' (3.1m x 2.13m) PVC double glazed window to rear aspect, radiator, laminate flooring.

UNDER STAIRS CUPBOARD Gas and electric meters, fuse board.

WC Floating wash basin, fully tiled, Saniflo WC.

KITCHEN (3.76m x 2.67m) PVC double glazed sliding doors to conservatory, range of wall and base units, vertical radiator, quartz granite effect worktops, tiled to principal areas, space for fridge/freezer, ceramic sink with mixer tap and drainer unit, laminate flooring, wall mounted vaillant combination boiler, 'Kenwood' induction hob, integral double oven with microwave, additional breakfast bar, ceramic overhead extractor fan, spot lighting, fitted speakers.

CONSERVATORY (2.29m x 1.83m) PVC double glazed French doors to garden.

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

BEDROOM ONE (3.43m x 3.1m) PVC double glazed window to front aspect, radiator, built in wardrobes with sliding doors, spot lighting.

BEDROOM TWO (3.18m x 2.26m) Obscure PVC double glazed window to rear aspect, radiator.

BEDROOM THREE (2.72m x 1.98m) PVC double glazed window to rear aspect, radiator.

BATHROOM Bath with shower attachment, pedestal wash basin, close coupled WC, lino flooring, tiled to principal areas, fitted mirror, spot lighting, built in speakers, extractor fan, stainless steel heated towel rail.

REAR GARDEN 36' (10.97m) Gated rear entrance, hardstand for off road parking space, raised patio area.



Jeffries Dibbens & Co. estate and letting agents

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. Made with Metropix ©2020.

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		87 B
69-80	C	73 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.



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

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