



Jeffries Dibbens  
FOR SALE  
023 9256 1462  
John Cook 0900

**£220,000**  
**15 Walmer Road**  
Portsmouth, PO1 5AS



## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this two bedroom, terraced property located in Walmer Road, Fratton. Accommodation comprises a reception room, a 22ft kitchen/dining room. The first floor consists of two double bedrooms and a family 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 to arrange an internal viewing. 02392 661 662





### **PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Radiator, obscure PVC double glazed window to rear aspect, under stairs cupboard, stairs to first floor, door to bedroom three, door to reception room/kitchen.

**BEDROOM THREE** 14' 4" x 9' 2" (4.37m x 2.79m) PVC double glazed bay window to front aspect, radiator.

**RECEPTION ROOM/KITCHEN** 10' 7" into bay narrowing to 7' 11" x 22' 7" max (3.23m x 6.88m) PVC double glazed bay window to side aspect, two radiators, range of wall and base units, roll top work surfaces, integral oven with gas hob, stainless steel overhead extractor fan with glass hood, stainless steel sink with mixer tap and drainer unit, tiled flooring, spotlighting, wall mounted ideal combination boiler, space for fridge/freezer, plumbing for washing machine.

**WC** Window, close coupled WC.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two and bathroom, PVC double glazed window to rear aspect.

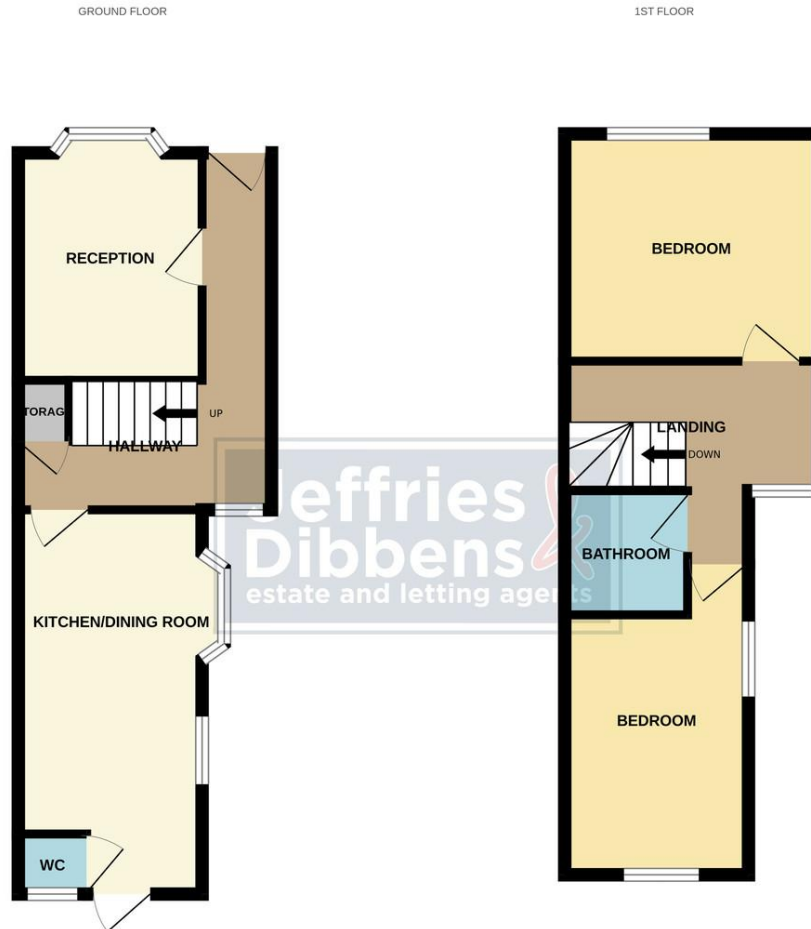
**BEDROOM ONE** 12' 5" x 11' 11" (3.78m x 3.63m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 13' x 7' 11" (3.96m x 2.41m) PVC double glazed windows to side and rear aspect, radiator.

**SHOWER ROOM** Pedestal wash basin, close coupled WC, walk in shower cubicle, extractor fan, spotlighting, heated towel rail.

**REAR GARDEN** 31' (9.45m) approx Fully enclosed, patio area, outside tap.





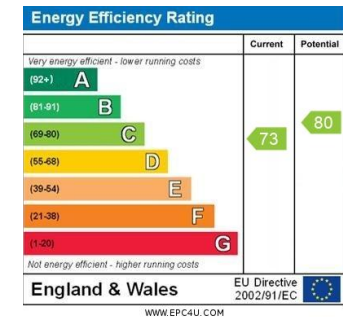
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 v2023.

**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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