

FOR SALE  
Call 01323 414141

**£239,995**  
**110 Walmer Road**  
Portsmouth, PO1 5AU



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to welcome to the market this three bedroom, mid-terraced property located in Walmer Road, Fratton. Well presented throughout, the accommodation on offer comprises two reception rooms, a 13ft modern fitted kitchen, a modern fitted upstairs bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and an enclosed, south-facing garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





**OBSCURE HARD WOOD FRONT DOOR TO:-**

**PORCH** Obscure borrowed light window, door to reception room one.

**RECEPTION ROOM ONE** 13' 05" x 12' 10" into recess (4.09m x 3.91m) Two PVC double glazed windows to front aspect, radiator, feature fireplace, wooden floorboards, door to :-

**INNER HALLWAY** Obscure hardwood door to garden, stairs to first floor, tiled flooring, door to:-

**KITCHEN** 13' 07" x 9' 08" (4.14m x 2.95m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, integral electric oven with gas hob and extractor hood over, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, tiled to principle areas, tiled flooring, stainless steel sink and drainer unit with mixer tap, under stairs storage cupboard, integral microwave, door to:-

**RECEPTION ROOM TWO** 12' 11" into recess x 9' 10" (3.94m x 3m) PVC double glazed doors to garden, radiator, laminate flooring.

**FIRST FLOOR LANDING** Loft hatch, doors to:-

**BATHROOM** Obscure PVC double glazed window to rear aspect, panelled bath with mains shower over, low level WC, pedestal mounted wash basin, fully tiled walls, spot lighting.

**BEDROOM ONE** 13' 04" x 12' 10" into recess (4.06m x 3.91m) Two PVC double glazed windows to front aspect, feature fireplace, built in storage cupboard, radiator.

**BEDROOM TWO** 13' 0" into recess x 9' 10" (3.96m x 3m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 10' 07" x 7' 0" (3.23m x 2.13m) PVC double glazed window to side aspect, radiator, cupboard housing 'Worcester' combination boiler.

**GARDEN** 19' 07" x 14' 10" (5.97m x 4.52m) South facing, mainly laid to concrete with raised shrub borders.





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of areas, volumes, heights and any other details are approximate and no responsibility is taken for any errors, omissions or misstatements. 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 operation 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		79 C
55-68	D	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.



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