



P 2 hours
No return to zone
within 4 hours
GA Zone Permit Holders
Exempt

AUCTION GUIDE PRICE
£145,000
20 Walmer Road
Portsmouth, PO1 5AS

PROPERTY SUMMARY

No Forward Chain! Jeffries & Dibbens are delighted to offer for sale this two/three bedroom, terraced property located in Walmer Road, Fratton. Accommodation comprises two reception rooms, an 11ft kitchen and a downstairs wet room. The first floor consists of three bedrooms, the third bedroom being accessible from the second bedroom. This property is in need of some modernisation and we recommend an internal viewing at your earliest convenience. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





HARDWOOD FRONT DOOR

HALLWAY Door to reception room, stairs to first floor, obscure back door to garden, laminate flooring, under stairs storage housing space for tumble dryer, fuse board, electric meter.

RECEPTION ROOM ONE 12' 10" max x 10' 10" (3.91m x 3.3m) PVC double glazed window to front aspect, feature tiled fireplace with storage heater.

RECEPTION ROOM TWO 11' 11" x 9' 3" (3.63m x 2.82m) Bay window to side aspect, laminate flooring, fitted cupboard.

KITCHEN 11' 3" max x 9' 3" (3.43m x 2.82m) Windows to side aspect, back door to garden, tiled flooring, sliding door to bathroom, range of wall and base units, plumbing for washing machine, plumbing for tumble dryer, space for fridge/freezer, stainless steel sink with mixer tap and drainer unit, tiled to principal areas, gas cooker point.

WET ROOM Obscure window to rear aspect, pedestal wash basin, close coupled WC, wall mounted boiler, tiled to principal areas.

FIRST FLOOR LANDING Folding door to bedroom one, window to rear aspect, open to bedroom two.

BEDROOM ONE 14' 1" x 12' 10" max (4.29m x 3.91m) PVC double glazed window to front aspect.

BEDROOM TWO 13' 4" narrowing to 12' 1" x 9' 3" (4.06m x 2.82m) Window to side aspect, door to bedroom three.

REAR GARDEN 20' (6.1m) South facing, fully enclosed, 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.
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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		76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G	19 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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