



£195,000
86 Strode Road
Portsmouth, PO2 8PY

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to present for sale this two bedroom, terraced property located in Strode Road, Stamshaw. Ground floor accommodation comprises two reception rooms, a 12ft fitted kitchen and a family bathroom. The first floor offers two double bedrooms. Additional benefits include gas central heating, double glazing throughout and a fully enclosed garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange your internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO HALLWAY

RECEPTION ROOM ONE 13' 2" max x 12' (4.01m x 3.66m) PVC double glazed bay window to front aspect, two radiators, laminated flooring, stairs to first floor, open to reception room two.

RECEPTION ROOM 2 14' narrowing to 9'9" x 11' 11" (4.27m x 3.63m) PVC double glazed window to rear aspect, radiator, laminate flooring, cupboard housing gas and electric meters, door to kitchen.

KITCHEN 12' 12" x 7' 6" (3.96m x 2.29m) PVC double glazed windows to side aspect, range of wall and base units, wall mounted 'Vaillant' boiler, 1 1/2 stainless steel sink with mixer tap and drainer unit, integral oven, gas hob, stainless steel overhead extractor fan, plumbing for washing machine, space for dryer, laminate flooring, space for fridge freezer, radiator, tiled to principle areas, door to lobby.

LOBBY Door to bathroom, obscure PVC double glazed back door to rear garden.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, radiator, pedestal wash basin, extractor fan, bath, with shower attachment.

FIRST FLOOR LANDING Door to bedroom one and two.

BEDROOM ONE 11' 11" x 11' (3.63m x 3.35m) PVC double glazed window to front aspect, radiator, built in cupboard.

BEDROOM TWO 11' 11" x 11' max (3.63m x 3.35m) PVC double glazed window to rear aspect, built in cupboard, radiator.

GARDEN 30' (9.14m) Fully enclosed, outside plug socket, raised artificial grass area, wooden shed, 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 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		85 B
69-80	C	71 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.



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