

Jeffries  
Dibbens  
FOR SALE  
£195,000

**£195,000**  
**6 Winchester Road**  
Portsmouth, PO2 7PT



## PROPERTY SUMMARY

NO FORWARD CHAIN! Offering two double bedrooms, this terraced house located in Winchester Road, Buckland is available for sale with Jeffries & Dibbens of Portsmouth. The first floor also boasts an 11' shower room. Accommodation on the ground floor comprises a 22' reception room, a 17' kitchen an additional WC and a utility room. Further benefits include gas central heating, double glazing and an 81', south-facing, rear garden. 023 92 661 662





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

**INNER PORCH** Wall mounted gas and electric meters and consumer unit, borrowed light window to side aspect, door to.

**RECEPTION ROOM/LOUNGE/DINER** 22' 4" x 12' 7" (6.81m x 3.84m) PVC double glazed window to front aspect, PVC double glazed window to rear aspect, two radiators, brick built fireplace with feature surround and hearth, door to hallway.

**HALLWAY** Stairs to first floor, obscure PVC double glazed door to side aspect, door to kitchen.

**KITCHEN** 17' 4" max x 7' max (5.28m x 2.13m) Two PVC double glazed windows to side aspect, PVC double glazed door to utility room, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, gas cooker point, extractor, plumbing for washing machine, tiled to principal areas.

**UTILITY ROOM** 8' 7" x 7' 10" (2.62m x 2.39m) PVC double glazed window to rear aspect, obscure PVC double glazed door to garden, polycarbonate roof, ceramic tiled flooring, door to WC.

**WC** Close coupled WC.

**FIRST FLOOR LANDING** Loft access, obscure double glazed window to side aspect, loft access, doors to all rooms.

**BEDROOM ONE** 12' 7" x 10' 11" (3.84m x 3.33m) PVC double glazed window to front aspect, radiator, original built in storage cupboard.

**BEDROOM TWO** 10' 11" x 9' 6" (3.33m x 2.9m) PVC double glazed window to rear aspect, radiator, original built in storage cupboard.

**SHOWER ROOM** 11' 8" x 7' 4" (3.56m x 2.24m) Obscure PVC double glazed window to rear aspect, double radiator, three piece shower room comprising of walk in shower cubicle, close coupled WC, pedestal basin, cupboard housing 'Worcester' combination boiler, tiled to principal areas.

**REAR GARDEN** 81 ' (24.69m) approx South facing, mainly laid to artificial grass, plastic shed, paved 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 ©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		
69-80	C	70 C	80 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.

**Jeffries  
Dibbens &**  
estate and letting agents

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

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