

£205,000
80 Strode Road
Portsmouth, PO2 8PY

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to present for sale this two bedroom, mid terraced property located in Strode Road, Stamshaw. Ground floor accommodation comprises two receptions rooms, a fitted kitchen and a 9ft spacious bathroom. The first floor offers two double bedrooms and stairs leading to second floor, which comprises a 15ft loft room. 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

RECEPTION ROOM ONE 13' 3" into bay x 12' 1" (4.04m x 3.68m) PVC double glazed bay window to front aspect, cupboard housing meters, radiator, stairs to first floor landing, door to reception room two.

RECEPTION ROOM TWO 12' 1" x 10' 11" (3.68m x 3.33m) PVC double glazed window to rear aspect, PVC double glazed back door to rear, radiator, feature fireplace, under stairs storage cupboard, door to kitchen.

KITCHEN 12' x 7' (3.66m x 2.13m) PVC double glazed window to side aspect, obscure PVC double glazed door to garden, roll top work surfaces, range of wall and base units, fitted gas oven and hob, space for fridge/freezer, plumbing for washing machine, stainless steel sink and drainer unit, tiled to principal areas, tiled flooring, door to bathroom.

BATHROOM 9' x 7' 2" (2.74m x 2.18m) Obscure PVC double glazed window to rear aspect, tiled throughout, radiator, close coupled WC, pedestal wash basin, panel enclosed bath and shower, extractor fan.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 12' 2" x 10' 10" (3.71m x 3.3m) PVC double glazed window to front aspect, radiator, laminate flooring, storage space.

BEDROOM TWO 12' 2" x 10' 11" max (3.71m x 3.33m) PVC double glazed window to rear aspect, radiator, laminate flooring, wall mounted combination boiler, stairs to loft room.

LOFT ROOM 15' 4" x 11' 11" (4.67m x 3.63m) Two PVC double glazed Velux windows to front and rear aspect, radiator, eaves storage, laminate flooring, spot lighting.

REAR GARDEN 21' 7" x 13' (6.58m x 3.96m) Raised patio, outside tap, brick built shed with power and lighting.





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		72 C
55-68	D	63 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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