



£245,000
82 Walden Road
Portsmouth, PO2 8PJ

PROPERTY SUMMARY

WELL PRESENTED THROUGHOUT! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property in Walden Road, Stamshaw. Complimented with modern decor and attention to detail, this property offers a selection of benefits. Accommodation comprises a 24ft reception room, a fitted kitchen, a large upstairs bathroom and two double bedrooms. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, rear garden. To appreciate all that is on offer, please contact our Portsmouth branch to arrange an internal viewing at your earliest convenience! 02392 661 662





COMPOSITE FRONT DOOR Leading to porch.

PORCH Tiled flooring, door to reception room one.

RECEPTION ROOM 24' into bay x 12' 7" (7.32m x 3.84m) PVC double glazed window to rear aspect, PVC double glazed bay window to front aspect, cupboard housing gas and electric meters, laminate flooring, stairs to first floor, under stairs storage cupboard, fitted cupboard and oak desk, door to kitchen.

KITCHEN 11' 9" x 7' 10" (3.58m x 2.39m) PVC double glazed window to side aspect, range of wall and base units, marble effect porcelain tiles, solid oak work surfaces, ceramic double bowl sink with mixer tap, two integral ovens, induction hob, space for fridge/freezer, overhead stainless steel extractor fan, tiled splashbacks, plumbing for washing machine, integral dishwasher, spot lighting, cupboard housing wall mounted 'Ideal' combination boiler (fitted December 2022) PVC double glazed back door to garden.

FIRST FLOOR LANDING Oak flooring, door to bedroom one, bedroom two and bathroom.

BATHROOM 10' 11" x 6' 6" (3.33m x 1.98m) Obscure PVC double glazed window to rear aspect, original wood flooring, wash basin set in vanity unit, close coupled WC, raised tiled area with walk in shower and rainfall shower head, freestanding bath, wood panel to half height, tiled to principal areas, matt black towel radiator.

BEDROOM ONE 12' 7" x 10' 6" (3.84m x 3.2m) PVC double glazed window to front aspect, radiator, original wood flooring.

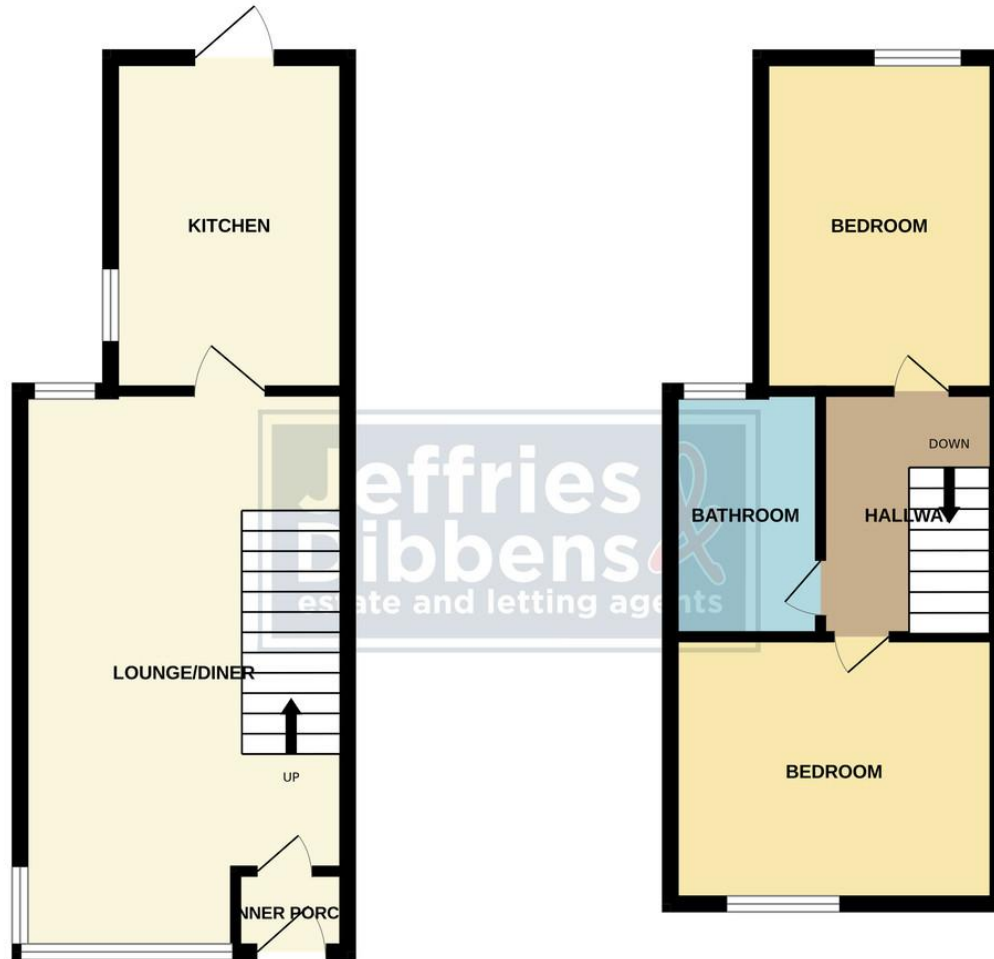
BEDROOM TWO 11' 10" x 7' 11" (3.61m x 2.41m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN Raised decking area, flower and shrub borders, outside tap.



GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	62 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

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