



**£185,000**  
**26 Winstanley Road**  
Portsmouth, PO2 8JT

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this two double bedroom, mid-terraced property located in Winstanley Road, Stamshaw. The accommodation on offer comprises two reception rooms, a 14ft fitted kitchen, a fitted wet room, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a courtyard style garden at the rear. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





## **OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:-**

**PORCH** Door to:-

**RECEPTION ROOM ONE** 12' 02" into recess x 9' 11" (3.71m x 3.02m) PVC double glazed window to front aspect, wall mounted cupboard housing gas and electric meters, radiator, stairs to first floor, door to:-

**RECEPTION ROOM TWO** 12' 01" x 9' 10" (3.68m x 3m) PVC double glazed window to rear aspect, feature fireplace, radiator, door to:-

**KITCHEN** 14' 04" x 7' 08" (4.37m x 2.34m) Two PVC double glazed windows to side aspect, range of wall and base units, roll top work surfaces, space for gas cooker, stainless steel sink and drainer unit, space for fridge/freezer, plumbing for washing machine, tiled to principle area, radiator, wall mounted 'Worcester' combination boiler, door to:-

**LOBBY** PVC double glazed door to garden, door to wet room, built in storage cupboard, tiled walls.

**WET ROOM** 7' 01" x 5' 06" (2.16m x 1.68m) Obscure PVC double glazed window to rear aspect, low level WC, pedestal mounted wash basin, wall mounted electric shower unit, tiled to principle area, radiator, extractor.

**FIRST FLOOR LANDING** Loft hatch, doors to:-

**BEDROOM ONE** 12' 0" x 9' 10" (3.66m x 3m) PVC double glazed window to front aspect, radiator, built in storage cupboard.

**BEDROOM TWO** 12' 0" x 9' 09" (3.66m x 2.97m) PVC double glazed window to rear aspect, radiator, built in storage cupboard.

**GARDEN** Courtyard style garden, mainly laid to concrete with flower and shrub borders.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		78 C
55-68	D	65 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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