

Jeffries & Dibbens
FOR SALE
023 9266 1662
jdb.co.uk

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£212,500
11 Strode Road
Portsmouth, PO2 8PX



PROPERTY SUMMARY

NO FORWARD CHAIN! This end-terraced style property located in Strode Road, Stamshaw is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation comprises two double bedrooms to the first floor. The ground floor offers two reception rooms in addition to the 17', fitted kitchen/breakfast room, fitted bathroom and separate WC. Further benefits include a south-facing rear garden, gas central heating and double glazing. Arrange your viewing today! 023 92 661 662





PVC DOUBLE GLAZED FRONT DOOR

INNER LOBBY Door to reception room one, door to reception room two, stairs to first floor.

RECEPTION ROOM ONE 12' 8" x 10' 10" (3.86m x 3.3m) PVC double glazed windows to front and side aspects, double radiator.

RECEPTION ROOM TWO 14' 6" into bay x 10' 6" (4.42m x 3.2m) PVC double glazed window to rear aspect, PVC double glazed bay window to side aspect, under stairs storage cupboard, French doors to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 17' 2" x 8' 4" (5.23m x 2.54m) Two PVC double glazed windows to side aspect, double radiator, range of wall and base level units, roll top work surfaces, stainless steel sink with mixer tap & drainer unit, fitted stainless steel electric oven, induction hob & stainless steel extractor hood, tiled splash back, plumbing for washing machine, door to:-

LOBBY Radiator, built-in storage cupboard, door to WC, door to bathroom, PVC double glazed door to garden.

WC Obscure PVC double glazed window to rear aspect, radiator, close coupled WC.

BATHROOM Obscure PVC double glazed window to rear aspect, stainless steel towel radiator, panelled bath, pedestal mounted wash basin, fully tiled, fitted extractor.

FIRST FLOOR LANDING Borrowed light window to side aspect, doors to bedrooms one and two.

BEDROOM ONE 13' 2" into bay x 12' 8" (4.01m x 3.86m) PVC double glazed bay window to front aspect, double radiator, door to lobby.

LOBBY PVC double glazed window to side aspect, door to bedroom two, loft hatch.

BEDROOM TWO 12' 9" max x 10' 6" (3.89m x 3.2m) PVC double glazed window to rear aspect, radiator, cupboard housing 'Vaillant' combination boiler.

OUTSIDE

REAR GARDEN Fully enclosed, mainly laid to lawn, raised flower & shrub borders. door to lean-to conservatory.

LEAN-TO CONSERVATORY 7' 5" x 7' 2" (2.26m x 2.18m) PVC double glazed windows to rear & side aspect, polycarbonate roof.



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.
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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		76 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.

**Jeffries
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