



£219,995
98 Walmer Road
Portsmouth, PO1 5AU

PROPERTY SUMMARY

NO FORWARD CHAIN!! Jeffries & Dibbens are pleased to bring to the market this well presented two/three bedroom, mid-terraced property located in Walmer Road, Fratton. The accommodation on the ground floor comprises a 13ft reception room, additional W.C, utility space and 20ft by 11ft modern kitchen diner. First floor accommodation offers three bedrooms, the third of which is accessed via bedroom two, plus a modern fitted bathroom. Additional benefits include gas central heating and a fully enclosed 24ft south facing garden. Contact our Portsmouth branch to arrange your internal viewing! 02392 661 662





HARD WOOD FRONT DOOR

HALLWAY Radiator, stairs to first floor, door to utility room, sliding door to WC, door to reception room one, door to kitchen/diner.

UTILITY ROOM Obscure glazed door to rear aspect, plumbing for washing machine, polycarbonate roof.

WC Obscure glazed window to side aspect, close coupled WC, pedestal mounted wash basin, radiator.

RECEPTION ROOM 13' 03" x 9' 11" (4.04m x 3.02m) PVC double glazed window to front aspect, radiator, cupboard housing mains.

KITCHEN/DINER 20' 05" x 8' 11" (6.22m x 2.72m) Glazed window to side aspect, PVC double glazed door to rear aspect, range of wall and base units, roll top work surfaces, integral gas hob and oven with stainless steel extractor hood, integral fridge/freezer, plumbing tumble dryer, space for dish washer, wall mounted 'Glowworm' combination boiler, radiator, stainless steel sink and drainer unit with mixer tap, tiled to principle area.

FIRST FLOOR LANDING Doors to all rooms, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, tiled flooring, close coupled WC, wooden panelled bath, stainless steel heated towel rail, vanity unit with storage, fully tiled.

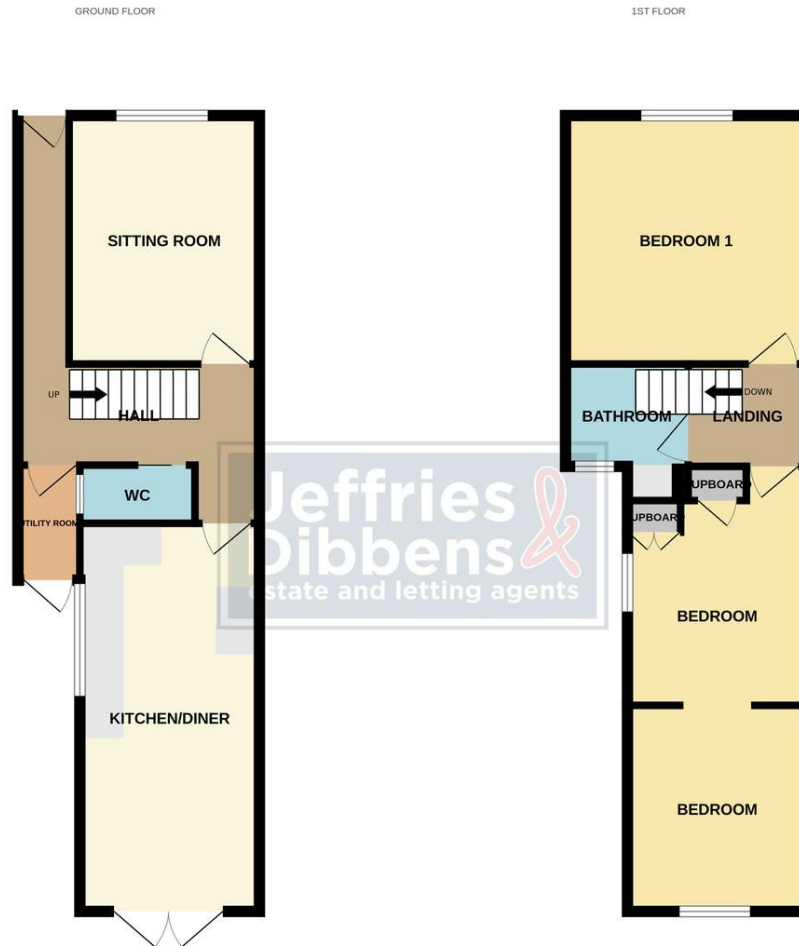
BEDROOM ONE 13' 02" x 12' 11" (4.01m x 3.94m) PVC double glazed window to front aspect, radiator, laminate flooring.

BEDROOM TWO 12' 05" x 9' (3.78m x 2.74m) PVC double glazed window to side aspect, radiator, loft hatch, laminate flooring, built in storage cupboards, space leading to bedroom three.

BEDROOM THREE 11' 02" x 9' (3.4m x 2.74m) PVC double glazed window to rear aspect, radiator, ceiling fan and light.

GARDEN 24'10' (7.32m) South facing, fully enclosed, fully paved, storage shed, 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.
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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		79 C
55-68	D	58 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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