

**£245,000**  
**83 Strode Road**  
Portsmouth, PO2 8PX



## PROPERTY SUMMARY

WELL PRESENTED THROUGHOUT! Jeffries & Dibbens are pleased to bring to the market this three double bedroom, mid-terraced property located in Strode Road, Stamshaw. The accommodation on offer to the ground floor comprises a 12ft reception room, a 21ft modern fitted kitchen/diner with utility cupboard, plus a modern fitted shower room. First floor accommodation comprises three double bedrooms all with fitted wardrobes, plus stairs leading to the 13ft loft room. Additional benefits include double glazing, gas central heating and a south facing rear garden. The property also boasts an office/study at the rear with power & light. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





#### **OBSCURE COMPOSITE FRONT DOOR**

**RECEPTION ROOM** 12' 6" into bay x 12' 2" (3.81m x 3.71m) PVC double glazed window to front aspect, column radiator, stairs to first floor, oak hardwood flooring, opening to.

**KITCHEN/DINER** 21' 7" x 12' 3" narrowing to 7' 11" (6.58m x 3.73m) PVC double glazed door to garden, oak hardwood flooring, under stairs storage cupboard, column radiator, breakfast bar, PVC double glazed window to side aspect, range of wall and base units, wood block work surfaces, tiled to principal areas, 1 1/2 bowl sink and drainer unit with mixer tap and instant hot water tap, integral electric double oven, integral induction hob, space for 'American' style fridge/freezer.

**LOBBY** PVC double glazed window to side aspect, oak hardwood flooring, utility cupboard housing plumbing for washing machine and space for tumble dryer and wall mounted combination boiler, door to.

**SHOWER ROOM** 8' 6" x 7' 8" (2.59m x 2.34m) Obscure PVC double glazed window to side aspect, walk in double shower cubicle with 'Rainfall' style shower over, close coupled WC, pedestal mounted wash basin, column radiator, extractor, spot lighting.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two and bedroom three, stairs to loft room.

**BEDROOM ONE** 9' 9" x 8' 8" excluding wardrobe (2.97m x 2.64m) PVC double glazed window to front aspect, radiator, built in wardrobe.

**BEDROOM TWO** 12' 9" including wardrobe x 8' 1" (3.89m x 2.46m) PVC double glazed window to rear aspect, radiator, built in wardrobe.

**BEDROOM THREE** 9' 6" excluding wardrobe depth x 9' 4" (2.9m x 2.84m) PVC double glazed window to rear aspect, radiator, built in wardrobes.

**LOFT ROOM** 13' 4" x 12' 3" (4.06m x 3.73m) Double glazed Velux window to front aspect, double glazed Velux window to rear aspect, spot lights, radiator.

**REAR GARDEN** 20' 4" x 12' 2" (6.2m x 3.71m) South facing, laid to paving with shingle borders, outside tap, PVC double glazed door to office/study.

**OFFICE/STUDY** 11' 2" x 5' 11" (3.4m x 1.8m) PVC double glazed window to front aspect, power and light.







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	67 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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