



**£220,000**  
**41 Winstanley Road**  
Portsmouth, PO2 8JS



## PROPERTY SUMMARY

WELL PRESENTED THROUGHOUT! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Winstanley Road, Stamshaw. Accommodation comprises a fitted kitchen, two reception rooms, a downstairs bathroom, a conservatory and two bedrooms. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, south-facing garden with rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth on 02392 661 662.







## **PVC DOUBLE GLAZED FRONT DOOR TO PORCH**

**PORCH** Door to reception room one

**RECEPTION ROOM** 13' 1" maximum x 12' 0" maximum (3.99m x 3.66m) PVC double glazed window to front aspect, radiator, fitted bar, space for fridge, door to reception room two, stairs to first floor.

**RECEPTION ROOM TWO** 12' 1" x 9' 6" (3.68m x 2.9m) PVC double glazed window to rear aspect, double radiator, open to kitchen

**KITCHEN** 11' 3" x 7' 11" (3.43m x 2.41m) PVC double glazed window to side aspect, range of wall and base units, roll top work surface, plumbing for washing machine, stainless steel sink with mixer tap and drainer unit, gas cooker point, tiled to principle area, space for fridge, door to lobby.

**LOBBY** Door to bathroom, open to conservatory.

**BATHROOM** Obscure PVC double glazed window to rear aspect, bath with shower attachment, pedestal wash basin, close coupled WC, radiator, tiled to principle area, cupboard housing wall mounted combination boiler.

**CONSERVATORY** 14' 7" x 3' 8" (4.44m x 1.12m) Obscure PVC double glazed back door to garden, space for dryer, space for freezer.

**FIRST FLOOR LANDING** Door to bedrooms

**BEDROOM ONE** 12' 1" x 10' 2" (3.68m x 3.1m) PVC double glazed window to front aspect, radiator, fitted storage.

**BEDROOM TWO** 11' 0" narrowing to 9' 5" x 12' 0" (3.35m x 3.66m) PVC Double glazed window to rear aspect, radiator.

**GARDEN** 20' approximate (6.1m) South facing, rear pedestrian access, outside tap, pergola.



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 errors, omissions or mis-statements. 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.  
Made with Metreplex 12020

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

EPC to follow

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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