



£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.

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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.



GROUND FLOOR

1ST FLOOR



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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 inaccuracy. The services, systems and appliances shown have not been tested and no guarantee as to their condition or functionality is given.
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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 & Dibbens
estate and letting agents

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk