

£249,995
71 Strode Road
Portsmouth, PO2 8PX

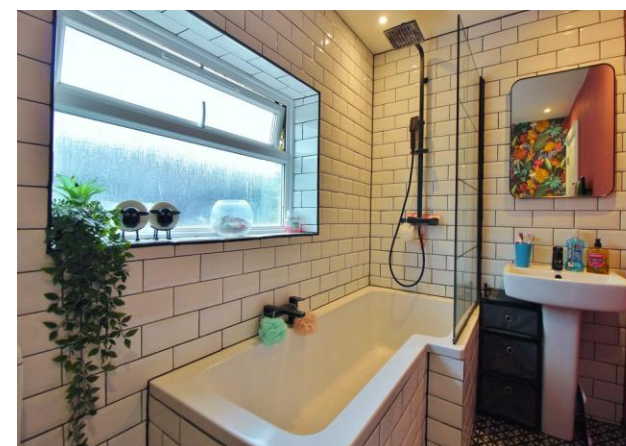
PROPERTY SUMMARY

WELL PRESENTED THROUGHOUT! Jeffries & Dibbens are delighted to be chosen to market this three double bedroom, mid-terraced property located in Strode Road, Stamshaw. The accommodation on offer to the ground floor comprises two well proportioned reception rooms, a 12ft modern-fitted kitchen, plus a modern-fitted bathroom at the rear. First floor accommodation comprises three double bedrooms, plus stairs leading to the 12ft loft room. Additional benefits include double glazing, gas central heating and a south facing rear garden. The property also boasts a garden room at the rear with power & light, currently arranged as a bar. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662

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COMPOSITE DOUBLE GLAZED FRONT DOOR

HALLWAY Overhead cupboard housing electric mains, radiator, opening to reception room one and reception room two.

RECEPTION ROOM ONE 13' 07" into bay x 10' 01" (4.14m x 3.07m) PVC double glazed bay window to front aspect, radiator, herringbone effect Karndean flooring, spot lighting.

RECEPTION ROOM TWO 13' 01" x 11' 04" into recess (3.99m x 3.45m) PVC double glazed door to rear garden, radiator, under stairs storage cupboard housing gas meter, herringbone effect Karndean flooring, opening to:

KITCHEN 12' 09" x 8' 10" (3.89m x 2.69m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, plumbing for washing machine and tumble dryer, space for gas cooker, tiled to principle areas, space for fridge/freezer, composite sink and drainer unit with mixer tap over, spot lighting, herringbone effect Karndean flooring, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, 'P' shaped bath and overhead rainfall shower, tiled flooring, heated towel radiator, extractor fan, tiled to principle areas.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two and bedroom three, pull down ladder leading to loft room,

LOFT ROOM 12' 08" x 12' (3.86m x 3.66m) Double glazed Velux window to front aspect, eaves storage, radiator

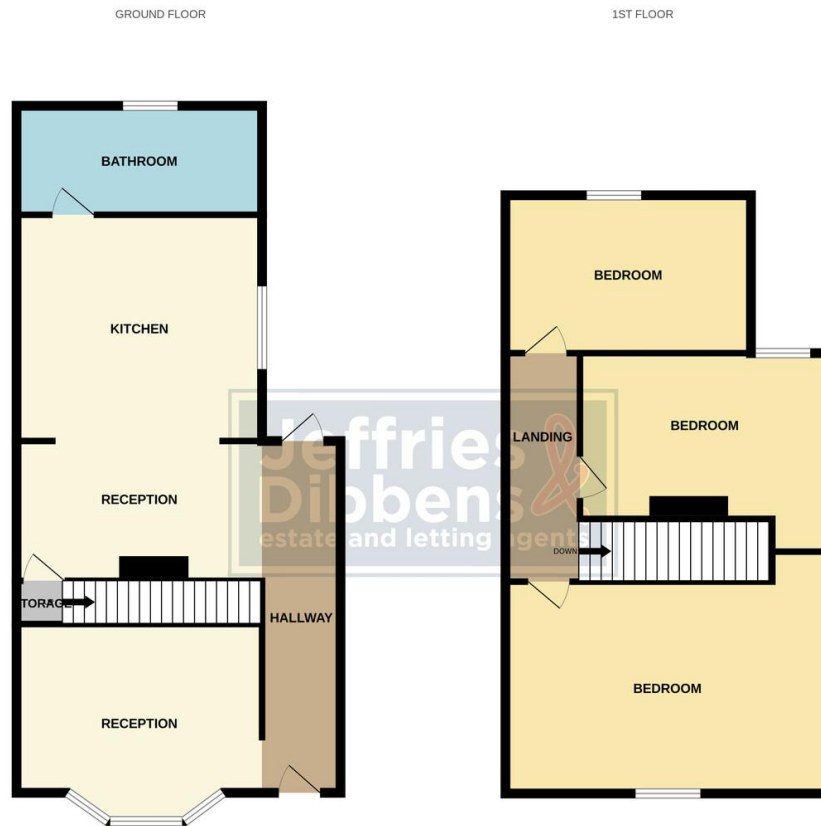
BEDROOM ONE 13' 01" x 11' 05" (3.99m x 3.48m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11' 05" x 10' 01" (3.48m x 3.07m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 13' 02" x 8' 09" (4.01m x 2.67m) PVC double glazed window to rear aspect, radiator, fitted cupboard housing 'Vaillant' combination boiler.

GARDEN 22ft excluding 9ft Garden Room (6.71m excluding 2.74m Garden Room) South facing, raised decking area, artificial grass, garden room with power and lighting (currently arranged as a bar), outdoor storage.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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		78 C
55-68	D	64 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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