



**£219,995**  
**27b Meyrick Road**  
Portsmouth, PO2 8JW

## PROPERTY SUMMARY

NO FORWARD CHAIN & SOUTH FACING GARDEN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Meyrick Road, Stamshaw. Well presented throughout, this property offers a selection of benefits. Accommodation comprises a 28ft modern-fitted kitchen/living room area, a reception/utility room, two double bedrooms and a fitted family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, south facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





## **OBSCURE STAINED GLASS PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Obscure stained glass PVC double glazed windows to front aspect, laminate flooring, stairs to first floor, radiator, doors to living room/kitchen, under stairs cupboard space, opening to reception room two/utility room.

**LIVING ROOM/KITCHEN** 28' 8" x 9' 4" narrowing to 7' 6" (8.74m x 2.84m) PVC double glazed bay window to front aspect, PVC double glazed French doors to garden, double radiator, range of wall and base level units, marble effect worktops, stainless steel sink and drainer unit with mixer tap over, marble effect laminate splashback, integral electric oven and induction hob, integral dishwasher, breakfast bar.

**RECEPTION ROOM/UTILITY ROOM** 13' 11" narrowing to 9' 8" x 5' 10" (4.24m x 1.78m) PVC double glazed back door to garden, PVC double glazed window to rear aspect, double radiator, base level units, marble effect worktops, plumbing for washing machine, stainless steel sink with mixer tap, laminate flooring, built-in cupboard.

**CUPBOARD** PVC double glazed window to side aspect.

**FIRST FLOOR LANDING** Doors to all rooms.

**BEDROOM ONE** 12' 4" plus wardrobe depth, narrowing to 11' 7" x 12' 5" (3.76m x 3.78m) PVC double glazed windows to front aspect, radiator, fitted wardrobes.

**BEDROOM TWO** 12' 11" max x 8' 9" max (3.94m x 2.67m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, panelled bath with mains shower attachment over, stainless steel heated towel radiator, fully tiled, tiled floor, spot lighting, loft hatch.

**GARDEN** 38' (11.58m) South facing, fully enclosed, mainly laid to lawn, outside tap, external power point, door to outhouse, door to storage shed, patio area.





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		
39-54	E	53 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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