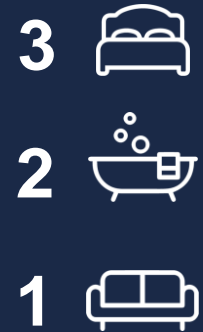




£239,995
74 Wilson Road
Portsmouth, PO2 8LF

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, end of terrace property in Wilson Road, Stamshaw. Accommodation comprises a 17ft kitchen/dining room, a 13ft reception room and a downstairs bathroom. The first floor consists of three bedrooms and an upstairs shower room. Added benefits include gas central heating, a new boiler fitted in 2023, majority double glazing and a 34ft fully-enclosed, rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing! 02392 661 662





PVC DOUBLE GLAZED FRONT DOOR

PORCH Door to reception room one.

RECEPTION ROOM ONE 13' 10" into bay x 13' 2" narrowing to 9' 10" (4.22m x 4.01m) PVC double glazed bay window to front aspect, two radiators, laminate flooring, cupboard housing electric meter, feature fireplace, electric heater, door to hallway.

HALLWAY Obscure PVC double glazed door to garden, stairs to first floor, radiator, under stairs cupboard space x3, door to bathroom, opening to kitchen.

BATHROOM Obscure PVC double glazed window to side aspect, vanity unit, low level WC with concealed cistem, panelled 'P' shaped bath with shower attachment, tiled floor, tiling to principal areas, panelling, stainless steel heated towel rail.

KITCHEN/DINER 17' 2" x 8' 8" (5.23m x 2.64m) PVC double glazed windows to rear and side aspects, door to garden, range of wall and base level units, laminate worktops, gas cooker point, stainless steel sink and drainer unit with mixer tap over, space and plumbing for washing machine, space for fridge/freezer, radiator, vinyl flooring, wall mounted 'Glowworm' combination boiler.

FIRST FLOOR LANDING Doors to all rooms, radiator.

BEDROOM ONE 13' 3" x 11' 5" (4.04m x 3.48m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 10' 04" x 8' 8" (3.15m x 2.64m) PVC double glazed window to rear aspect, two radiators, built-in storage cupboard.

BEDROOM THREE 11' 4" x 5' 10" (3.45m x 1.78m) PVC double glazed window to side aspect, radiator, built-in storage cupboard.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, low level WC, walk-in shower cubide with electric shower unit.

REAR GARDEN 34' (10.36m) Fully enclosed, mainly laid to artificial grass with patio area and borders.





Jeffries & Dibbens
estate and letting agents

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. Made with Metropix ©2024.

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	57 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



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

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