

£195,000

68 Meyrick Road

Portsmouth, PO2 8JP

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this spacious, three-bedroom terraced property, located on Meyrick Road, Stamshaw. In need of modernisation, this property offers a range of benefits. The accommodation comprises two reception rooms, a fitted kitchen and a conservatory. The first floor features three bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully enclosed 26ft rear garden. Please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.

3

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO HALLWAY

HALLWAY Obscure PVC double glazed window to front aspect, stairs to first floor, door to reception room one, door to kitchen, radiator, under stairs cupboard, side door to reception room two.

RECEPTION ROOM ONE 12' 5" into bay x 10' 11" (3.78m x 3.33m) PVC double glazed bay window to front aspect, double radiator, feature fireplace.

RECEPTION ROOM TWO 13' 7" x 8' 1" (4.14m x 2.46m) PVC double glazed French doors to conservatory, double radiator, door to cupboard.

KITCHEN PVC double glazed window to rear aspect, radiator, obscure borrowed light window to side aspect, range of wall and base units, stainless steel sink with mixer tank and drainer unit, plumbing for washing machine, electric oven, gas hob, overhead extractor fan.

CONSERVATORY 13' 11" x 9'2" narrowing to 6" (4.24m x 2.9m) PVC double glazed French doors to garden, door to WC.

WC Obscure PVC double glazed window to rear aspect, low level WC.

FIRST FLOOR LANDING Door to bedroom one, bedroom two, bedroom three and the bathroom, inspection hatch.

BEDROOM ONE 11' 2" x 10' 9" (3.4m x 3.28m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 13' 3" x 8' narrowing to 6'10" (4.04m x 2.59m) PVC double glazed window to rear aspect, radiator, built in wardrobes.

BEDROOM THREE 10' 2" x 7' 2" plus wardrobe depth (3.1m x 2.18m) PVC double glazed window to rear aspect, radiator, built in wardrobe, wall mounted combination boiler.

BATHROOM Obscure PVC double glazed window to front aspect, radiator, pedestal wash basin, low level WC, bath, tiled to principle areas.

GARDEN 26ft' (7.92m) Fully enclosed.

GROUND FLOOR

1ST FLOOR



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

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

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