

£217,000

117 Walmer Road

Portsmouth, PO1 5AT

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Walmer Road, Fratton. Well presented throughout, this property offers a selection of benefits. Ground floor accommodation comprises two reception rooms, a 10ft fitted kitchen and a seperate outdoor W.C. The first floor boasts three bedrooms and a family bathroom. Additional benefits include double glazing, gas central heating and a fully enclosed 23" rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO HALLWAY

HALLWAY Radiator, obscure PVC double glazed back door to garden, stairs to first floor, door to reception room one, under stairs cupboard, door to kitchen.

RECEPTION ROOM ONE 15' 3" into bay x 10' 5" (4.65m x 3.18m) PVC double glazed bay window to front aspect, double radiator.

KITCHEN 10'6" narrowing to 7' x 9' 7" (3.23m x 2.92m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, integral oven, induction hob, plumbing for washing machine, space for under counter fridge/freezer, wall mounted combination 'Ideal' boiler, door to reception room two.

RECEPTION ROOM TWO 12' 5" x 9' 7" (3.78m x 2.92m) PVC double glazed French doors to garden, radiator, PVC double windows to rear aspect.

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

BEDROOM ONE 13' 11" x 12' 11" (4.24m x 3.94m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' 6" x 9' 8" (3.81m x 2.95m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 5" x 6' 6" (3.18m x 1.98m) PVC double glazed window to side aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, pedestal wash basin, close coupled WC, bath with enclosed electric power shower, extractor fan.

GARDEN 23'ft (7.01m) North facing, fully enclosed, mainly laid to paving.

GROUND FLOOR

1ST FLOOR



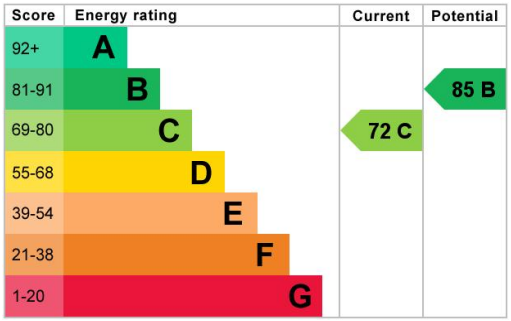
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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