

£249,995

44 Wilson Road

Portsmouth, PO2 8LF

PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are pleased to offer for sale this three bedroom, mid-terraced property located in Wilson Road, Stamshaw. Offered with no forward chain, the accommodation on offer comprises two reception rooms, a 10ft modern fitted kitchen, a fitted upstairs bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and a 23ft enclosed rear garden. The property also boasts a 17ft garage at the rear which can be accessed via Gruneisen Road. Contact our Portsmouth branch to arrange your viewing! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Wall mounted cupboard housing electric meter & consumer unit, stairs to first floor, under stairs storage cupboard, radiator, laminate wood flooring, doors to:-

RECEPTION ROOM ONE 13' 09" into bay x 9' 02" into recess (4.19m x 2.79m) PVC double glazed bay window to front aspect, radiator, feature fireplace with inset gas fire, obscure borrowed light window to kitchen.

KITCHEN 10' 04" x 7' 01" (3.15m x 2.16m) PVC double glazed door to garden, obscure borrowed light window to reception room two, radiator, range of wall and base level units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, tiling to principal areas, under counter fridge/freezer, integral electric oven with gas hob & extractor over, tiled floor, plumbing for washing machine.

RECEPTION ROOM TWO 12' 04" x 8' 10" (3.76m x 2.69m) PVC double glazed windows to rear and side aspect, radiator, wall mounted electric heater, dado rail.

FIRST FLOOR LANDING Loft hatch, doors to:-

BEDROOM ONE 12' 07" into recess x 11' 05" (3.84m x 3.48m) PVC double glazed window to front aspect, radiator, laminate wood flooring.

BEDROOM TWO 10' 05" x 7' 07" (3.18m x 2.31m) PVC double glazed window to rear aspect, radiator.

BATHROOM 6' 02" x 5' 11" (1.88m x 1.8m) Obscure PVC double glazed window to side aspect, close coupled WC, pedestal mounted wash basin, panelled bath, tiling to principal areas, chrome heated towel radiator, obscure borrowed light windows to landing and bedroom three.

BEDROOM THREE 8' 10" max x 5' 10" max (2.69m x 1.78m) PVC double glazed window to rear aspect, radiator, built-in airing cupboard housing 'Glow-Worm' combination boiler.

GARDEN 23' 09" x 13' 08" (7.24m x 4.17m) Mainly laid to shingle with paved area, PVC double glazed door & window to garage.

GARAGE 17' 06" x 12' 0" (5.33m x 3.66m) Power & light, up & over door, access via Gruneisen Road.



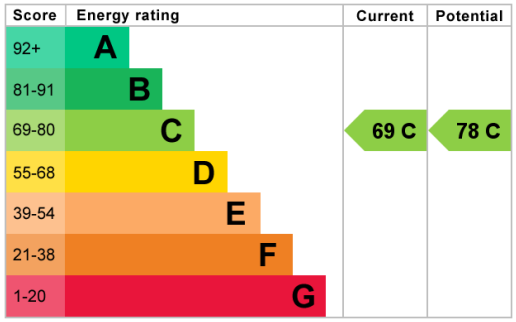
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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