

£229,995

114 Lower Derby Road

Portsmouth, PO2 8EY

PROPERTY SUMMARY

GARAGE & NO FORWARD CHAIN! This terraced property located in Lower Derby Road, Stamshaw is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation comprises two double bedrooms, a fitted shower room and a separate WC to the first floor. The ground floor offers two reception rooms, a 10', fitted kitchen and an additional WC. Additional features include gas central heating, double glazing and a fully enclosed, 36' rear garden which provides access to the 13' garage. Contact us today to arrange your internal inspection. 023 92 661 662

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PVC DOUBLE GLAZED FRONT DOOR

INNER LOBBY Spotlighting, door to storage cupboard, door to reception room one.

RECEPTION ROOM ONE 13' into bay x 9' (3.96m x 2.74m) PVC double glazed bay window to front aspect, double radiator, laminate wood flooring, cupboard housing meters and consumer unit, French doors to reception room two.

RECEPTION ROOM TWO 12' 2" x 11' 4" (3.71m x 3.45m) PVC double glazed window to rear aspect, double radiator, laminate wood flooring, door to hallway.

HALLWAY Stairs to first floor, door to WC, doorway, to kitchen, ceramic tiled flooring.

WC Obscure PVC double glazed window to side aspect, radiator, close coupled WC, wash hand basin, ceramic tiled flooring.

KITCHEN 10' 11" x 7' 7" (3.33m x 2.31m) PVC double glazed window to side aspect, PVC double glazed patio door to garden, radiator, range of wall and base units, roll top work surfaces, resin sink with 1 1/2 bowl sink with drainer unit, fitted stainless steel electric oven, gas hob and extractor, plumbing for washing machine and dishwasher, space for fridge/freezer, wall mounted 'Glowworm' combination boiler, tiled splashback, ceramic tiled flooring.

FIRST FLOOR LANDING Two loft hatches, PVC double glazed windows to side aspect, laminate wood flooring, door to all rooms.

SHOWER ROOM 8' maximum x 7' 8" maximum (2.44m x 2.34m) Obscure PVC double glazed window to rear aspect, vertical radiator, walk in shower cubicle with waterproof panelling, wash hand basin, built in storage cupboard.

WC Obscure PVC double glazed window to side aspect, radiator, close coupled WC, tiled to principle areas, ceramic tiled flooring.

BEDROOM ONE 12' 3" x 11' 3" (3.73m x 3.43m) PVC double glazed window to front aspect, radiator, laminate flooring.

BEDROOM TWO 11' 6" x 9' 2" (3.51m x 2.79m) PVC double glazed window to rear aspect, radiator, laminate flooring.

OUTSIDE

REAR GARDEN 36' left (10.97m) Fully enclosed, laid to paving, outside tap, door to garage.

GARAGE 13' 4" x 8' 7" (4.06m x 2.62m) Metal up and over door, power and lighting.



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

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

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