



Abbeydore Road, Portsmouth, PO6 4AJ
Asking Price £265,000 Freehold

Welcome to this beautifully presented 3-bedroom mid-terraced home., ideal for first time buyers. This bright and modern property offers generous living space across two floors, a private driveway for multiple vehicles, and a stylish, recently landscaped rear garden, making it ideal for families, professionals, or investors alike.



Lounge

20'0" x 12'1" (6.12 x 3.70)

Wood flooring, plain walls and ceiling, spotlights, radiator, double glazed windows, double glazed French doors

Kitchen

20'0" x 12'9" (6.12 x 3.91)

Wall and base units, tiled splash backs, laminate to floor. Built in over and separate hob, extractor fan. Sink unit with mixer tap. Space for fridge freezer. Double glazed window and door. Radiator

Utility Room

6'11" x 6'11" (2.13 x 2.11)

Base unit, space for washing machine and tumble dryer. Double glazed window and door.

Bedroom One

13'8" x 12'5" (4.19 x 3.81)

Carpet, plain walls and ceiling, double glazed windows, radiator, built in wardrobes

Bedroom Two

12'5" x 10'10" (3.79 x 3.31)

Carpet, plain walls and ceiling, double glazed windows, radiator, built in wardrobes

Bedroom Three

12'5" x 5'10" (3.81 x 1.80)

Carpet, plain walls and ceiling, double glazed windows, radiator.

Bathroom

Bath with shower screen and shower overhead. Sink vanity unit. Tiled walls and floors. Heated towel rail, double glazed window

WC

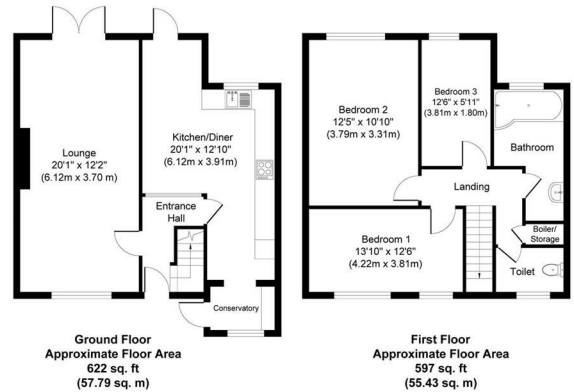
W/C. Double glazed window. Laminate floor, smooth walls

Garden

Recently landscaped garden with Astroturf grass. Patio area. Brick built shed with double glazed window.

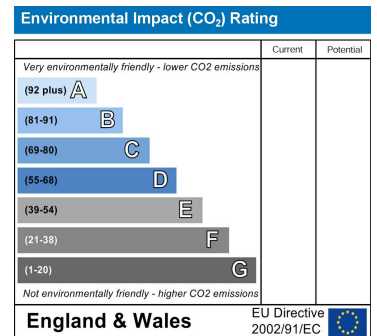
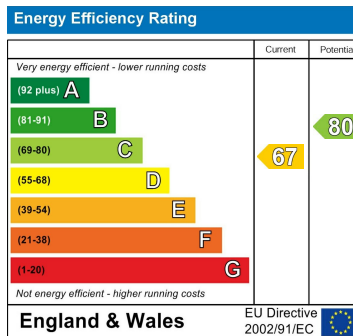
Agents Notes

We are advised that the property is of non-standard construction. Buyers must satisfy themselves with any regard to mortgage provision and other associated costs of purchase.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sale particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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