



## 2 Portchester Road

Portsmouth, PO2 7JB

Offers in the region of £270,000



\*\*\*IMMACULATELY PRESENTED THREE BEDROOM HOME\*\*\*BAY & FORECOURT FRONTAGE\*\*\*SOUTH FACING REAR GARDEN\*\*\*MODERN UPSTAIRS FAMILY BATHROOM\*\*\*



This beautifully presented three-bedroom bay and forecourt home offers comfortable, well-balanced living space and is ideally located in the heart of North End, Portsmouth.

To the front of the property is a welcoming lounge, a cosy and inviting space that's perfect for relaxing evenings. The hallway leads through to the dining room, which sits centrally within the home and benefits from a characterful bay window complete with a feature window seat. Practical storage is cleverly incorporated beneath the stairs, with additional space for coats and shoes, making everyday living easy and organised.

The well-maintained kitchen is positioned to the rear and enjoys a bright south-facing aspect overlooking the garden. The kitchen is well equipped with ample storage, under-cabinet lighting, an integrated dishwasher, integrated fridge freezer, and a five-ring gas hob with extractor hood and oven. A recently installed boiler (2025) adds further peace of mind for prospective buyers.

Upstairs, the first floor comprises three bedrooms and a modern family bathroom. The main bedroom to the front is a generous double, while the remaining bedrooms are ideal for children, guests or home working. The bathroom is finished in a contemporary style and features a bath with shower over, wash basin and WC.

Externally, the rear garden is a real highlight. South-facing and low maintenance, it offers a pleasant mix of patio space and artificial turf, ideal for outdoor dining and entertaining. The garden also benefits from a useful shed/store with both power and lighting.

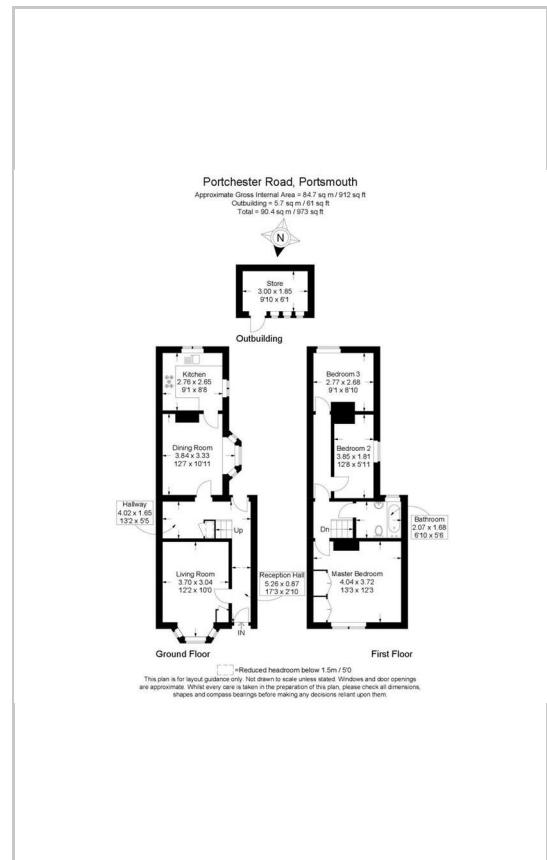
This home is ideally positioned within easy reach of North End High Street, providing quick access to a wide range of shops, cafés and everyday amenities. With primary schools close by, the property is perfectly suited to young families, as well as first-time buyers or investors.

Viewing is highly recommended to fully appreciate everything this lovely home has to offer.

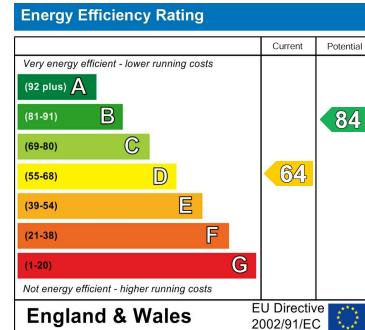
## Area Map



## Floor Plans



## Energy Efficiency Graph



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