



£249,995
252 Grafton Street
Portsmouth, PO2 7LH

PROPERTY SUMMARY

NO FORWARD CHAIN & OFF ROAD PARKING! This four bedroom, terraced town house in Grafton Street, Buckland is available for sale with Jeffries & Dibbens. Accommodation comprises four bedrooms, two bedrooms benefitting with en-suite shower rooms, a 14ft fitted kitchen, a 14ft reception room, a fitted bathroom. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden with rear access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





PVC DOUBLE GLAZED FRONT DOOR

PORCH Obscure door to hallway.

HALLWAY Radiator, door to bedroom one, stairs to first floor landing.

BEDROOM ONE 14' 6" x 9' 2" (4.42m x 2.79m) PVC double glazed window to front aspect, radiator, door to en-suite shower room.

EN-SUITE SHOWER ROOM Close coupled WC, wall mounted wash basin with hot and cold taps, electric shower, tiled to principal areas.

KITCHEN 14' 8" x 12' 8" (4.47m x 3.86m) PVC double glazed window to rear aspect, radiator, range of wall and base units, stainless steel sink with mixer tap and drainer unit, space for cooker, space for fridge/freezer, plumbing for washing machine, cupboard housing gas and electric meter, wall mounted boiler, tiled to principal areas, tiled flooring, obscure PVC double glazed door to garden.

FIRST FLOOR LANDING Doors to bedroom two and reception room, stairs to second floor landing.

BEDROOM TWO 12' 7" x 10' 10" (3.84m x 3.3m) PVC double glazed windows to front aspect, radiator, built in storage cupboards, door to en-suite shower room.

EN-SUITE SHOWER ROOM Close coupled WC, wall mounted wash basin, electric shower, tiled to principal areas, extractor fan.

RECEPTION ROOM 14' 10" x 12' 8" (4.52m x 3.86m) PVC double glazed windows to rear aspect, radiator.

SECOND FLOOR LANDING Doors to bedroom three, four and bathroom, built in storage cupboards, skylight.

BEDROOM THREE 12' 7" x 10' 8" (3.84m x 3.25m) Double glazed windows to front aspect, radiator, wardrobe cupboard.

BEDROOM FOUR 12' 7" x 9' 6" (3.84m x 2.9m) Double glazed windows to rear aspect, radiator.

BATHROOM Radiator, close coupled WC, wall mounted pedestal wash hand basin with hot and cold taps, wooden panel bath with mixer tap and overhead mains powered shower, tiled to principal areas.

REAR GARDEN 16' 6" x 12' 10" (5.03m x 3.91m) Mainly laid to patio, rear pedestrian access, outside tap.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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