

OFFERS IN EXCESS OF

£325,000

48 Torrington Road

Portsmouth, PO2 0TW

PROPERTY SUMMARY

54ft SOUTH FACING GARDEN! Jeffries & Dibbens are delighted to offer this well-presented, three bedroom semi-detached property in Torrington Road, Hilsea. With benefits such as gas central heating and double glazing throughout, we recommend a viewing at your earliest convenience. Accommodation comprises two reception rooms, a fitted kitchen, a downstairs W.C and a conservatory to the rear. The first floor consists of three bedrooms and a modern-fitted family bathroom. From the conservatory, you can access the shared driveway and a 54ft south-facing garden with access to a 17ft converted shed, previously used as a garage. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





OBSCURE DOUBLE GLAZED COMPOSITE FRONT DOOR

HALLWAY Stairs to first floor, radiator, laminate flooring, doors to reception room one, reception room two and kitchen, under stairs cupboard housing gas and electric meters.

RECEPTION ROOM ONE 14' 9" into bay x 11' 6" (4.5m x 3.51m) PVC double glazed bay window to front aspect, radiator, laminate flooring, fitted storage.

RECEPTION ROOM TWO 11' 11" x 10' 5" (3.63m x 3.18m) Single glazed windows to rear aspect, door to conservatory, radiator, laminate flooring.

KITCHEN 12' 7" narrowing to 8'10" x 6' 5" max" (3.84m x 1.96m) Window to rear aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, integral oven, gas hob, plumbing for washing machine, space for under counter fridge, space for under counter freezer, tiled flooring, tiled splashback.

WC PVC double glazed window to side aspect, floating wash basin, close coupled WC, laminate flooring.

CONSERVATORY 13' 3" x 5' 9" (4.04m x 1.75m) Obscure PVC double glazed door to shared driveway, PVC double glazed sliding door to garden, laminate flooring, space for fridge/freezer.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 14' 10" into bay x 9' 8" into wardrobe depth" (4.52m x 2.95m) PVC double glazed bay window to front aspect, double radiator, fitted built in storage, spotlighting.

BEDROOM TWO 11' 11" x 9' 9" (3.63m x 2.97m) PVC double glazed window to rear aspect, radiator, built in storage.

BEDROOM THREE 9' x 7' 3" (2.74m x 2.21m) PVC double glazed window to rear aspect, laminate flooring, cupboard housing wall mounted combination boiler, spotlighting, inspection hatch.

BATHROOM Obscure PVC double glazed window to front aspect, pedestal wash basin, bath with rainfall shower attachment, tiled to principal areas spotlights, extractor fan.

REAR GARDEN 54' (16.46m) South facing, shingle area, raised decked area, access to garage/shed, outside tap.

SHED/GARAGE 17' 4" x 7' 3" (5.28m x 2.21m) Door to shared drive, 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 guidance purposes only and should be used as such for 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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

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**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