

Jeffries & Dibbens
FOR SALE
023 9266 1662
jdea.co.uk

£260,000
42 Chichester Road
Portsmouth, PO2 0AD

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this three bedroom, mid-terraced property located in Chichester Road, North End. Accommodation on offer to the ground floor comprises two reception rooms, a WC and an 18ft modern fitted kitchen with doors leading out onto the south facing garden. First floor accommodation consists of three bedrooms and a modern fitted family bathroom. Additional benefits include double glazing & gas central heating. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Opening to.

HALLWAY Radiator, stairs to first floor, door to reception room one, door to reception room two, door to WC, door to kitchen.

RECEPTION ROOM ONE 13' 1" into bay and excluding recess x 10' 10" (3.99m x 3.3m) PVC double glazed bay window to front aspect, radiator.

RECEPTION ROOM TWO 12' into recess x 10' 10" (3.66m x 3.3m) PVC double glazed window to rear aspect, radiator, picture rail.

WC Close coupled WC, vanity unit, spotlighting, extractor fan.

KITCHEN 18' 10" x 8' 8" (5.74m x 2.64m) PVC double glazed doors to garden, PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, integral electric oven with gas hob and extractor hood over, space for 'American' style fridge/freezer, 1 1/2 stainless steel sink and drainer unit with mixer tap, tiled to principal areas, space and plumbing for washing machine, radiator, laminate flooring.

FIRST FLOOR LANDING PVC double glazed window to side aspect, radiator, loft hatch, doors to.

BEDROOM ONE 14' 1" x 12' (4.29m x 3.66m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' 1" into recess x 10' 11" (3.68m x 3.33m) PVC double glazed window to rear aspect, radiator.

BATHROOM 8' 6" x 5' 9" (2.59m x 1.75m) Obscure PVC double glazed window to side aspect, panel enclosed 'P' shaped bath with 'rainfall' style shower over, vanity unit, close coupled WC with concealed cistern, tiled to principal areas, chrome heated towel rail.

BEDROOM THREE 9' 9" x 8' 9" (2.97m x 2.67m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN South facing, mainly laid to lawn, paved areas, external power point.



GROUND FLOOR

1ST FLOOR



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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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

**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