

OFFERS IN EXCESS OF

£280,000

179 Queens Road

Portsmouth, PO2 7LU

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this three bedroom, terraced property located in Queens Road, North End. Accommodation comprises two reception rooms, a fitted kitchen, a utility room and a downstairs W.C. The first floor consists of three bedrooms and a fitted family bathroom. Additional benefits include gas central heating and a 63ft fully-enclosed, rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





SINGLE GLAZED OBSCURE FRONT DOOR Leading to hallway.

HALLWAY Obscure windows to front aspect, stairs to first floor, double radiator, wooden flooring, under stairs cupboard, doors to reception room one, reception room two and kitchen.

RECEPTION ROOM ONE 16' 3" into bay x 13' 1" (4.95m x 3.99m) Bay window to front aspect, three double radiators, feature fireplace, wooden flooring.

RECEPTION ROOM TWO 16' max x 10' 1" (4.88m x 3.07m) Windows to rear aspect, double radiator, wooden flooring.

KITCHEN 10' 7" x 8' 8" (3.23m x 2.64m) Window to rear aspect, radiator, range of wall and base units, roll top work surfaces, tiled flooring, gas cooker point, 1 1/2 stainless steel sink with mixer tap and drainer unit, spotlighting, opening to utility room.

UTILITY ROOM 9' 11" x 4' 9" (3.02m x 1.45m) Back door to garden, ceramic butler sink with mixer tap, plumbing for washing machine, space for dryer, double radiator, door to WC.

WC Obscure PVC double glazed window to rear aspect, close coupled WC, wall mounted 'Glow-Worm' combination boiler.

FIRST FLOOR LANDING Inspection hatch, doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 13' x 13' 3" (3.96m x 4.04m) Window to front aspect, double radiator, feature fireplace.

BEDROOM TWO 13' 9" x 10' 3" (4.19m x 3.12m) PVC double glazed window to rear aspect, radiator, feature fireplace.

BEDROOM THREE 10' 7" x 7' 5" (3.23m x 2.26m) PVC double glazed window to rear aspect, radiator, feature fireplace, cupboard space.

BATHROOM Window to front aspect, radiator, pedestal wash basin, concealed cistern WC, tiled to principal areas, spotlighting, tiled flooring.

REAR GARDEN 63' (19.2m) approx Fully enclosed, rear pedestrian access, wooden shed.





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		84 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