

OFFERS IN EXCESS OF
£215,000
5 Cyprus Road
Portsmouth, PO2 7QA

PROPERTY SUMMARY

NO FORWARD CHAIN! This terraced house offering three bedrooms located in Cyprus Road, Buckland is available for sale with Jeffries & Dibbens. In addition to the three bedrooms the property offers a 22ft reception room, a 10ft fitted kitchen and a downstairs bathroom. Further benefits include gas central heating, double glazing and a 31ft rear garden. Contact our Portsmouth branch to arrange your viewing today. 023 92 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALL Doors to reception room and garden, open to kitchen, under stairs storage cupboard, gas and electric meters, radiator, stairs to first floor landing.

RECEPTION ROOM 22' 8" x 9' 2" (6.91m x 2.79m) PVC double glazed window to front aspect, PVC double glazed window to rear aspect, two radiators.

KITCHEN 10' 3" x 7' 6" (3.12m x 2.29m) PVC double glazed window to side aspect, range of wall and base units, stainless steel sink with mixer tap and drainer unit, integral electric oven with gas hob and overhead extractor fan, plumbing for washing machine, space for fridge/freezer, wall mounted combination boiler, tiled to principal areas, door to bathroom.

BATHROOM 7' 6" x 5' 6" (2.29m x 1.68m) Obscure PVC double glazed windows to rear aspect, radiator, panel enclosed bath with mains powered shower, pedestal wash basin, close coupled WC, tiled to principal areas, extractor fan.

FIRST FLOOR LANDING PVC double glazed window to side aspect, radiator, doors to bedroom one, bedroom two and bedroom three, loft hatch.

BEDROOM ONE 12' 2" x 11' (3.71m x 3.35m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11' 3" x 9' 1" (3.43m x 2.77m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 2" x 7' 6" (3.1m x 2.29m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN 31' 4" x 13' 1" (9.55m x 3.99m) Mainly laid to patio, 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		86 B
69-80	C		
55-68	D	68 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
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