



**£387,000**  
**9 Devon Road**  
Portsmouth, PO3 5ET



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this comprehensive, three bedroom, end terraced residence located in Devon Road, Copnor. Well presented throughout, this property offers a selection of benefits, including a double extension, triple glazing throughout and gas central heating. Ground floor accommodation consists of a downstairs W.C and two spacious reception rooms, the second reception room opens onto a modern-fitted kitchen and utility room. Bi-fold doors with integral blinds lead to a fully-enclosed, west-facing garden with side pedestrian access and access to the garage. The first floor consists of three bedrooms, a family bathroom and stairs leading to a loft room measuring 18ft. To appreciate all that is on offer, please contact Jeffries & Dibbens today! 02392 661 662





#### **OBSURE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Obscure PVC double glazed windows to front aspect, stairs to first floor, double radiator, door to reception room two, door to WC.

**RECEPTION ROOM TWO** 11' 11" x 9' 7" (3.63m x 2.92m) French doors to reception room one, column radiator, open to kitchen/diner.

**WC** Obscure PVC double glazed window to side aspect, concealed cistern WC, radiator, vanity unit, lino flooring.

**RECEPTION ROOM ONE** 14' 5" into bay x 11' 9" (4.39m x 3.58m) PVC triple glazed bay window to front aspect, radiator, wall mounted electric heater.

**KITCHEN/DINER** 16' 11" x 8' 2" narrowing to 7' 6" (5.16m x 2.49m) PVC double glazed bi-fold doors with integral blinds leading to garden, range of wall and base units, quartz granite work surfaces, under counter lighting, spotlighting, integral electric oven, integral microwave, integral dishwasher, induction hob, sink with mixer tap and drainer unit, vertical radiator, integral fridge/freezer, door to utility room.

**UTILITY ROOM** Obscure PVC triple glazed window to side aspect, wall mounted combination boiler, base and wall units, plumbing for washing machine and tumble dryer, tiled to principal areas.

**FIRST FLOOR LANDING** PVC triple glazed window to side aspect, stairs leading to loft room, doors to bedroom one, bedroom two, bedroom three and bathroom, door to cupboard.

**BEDROOM ONE** 14' 1" x 10' 11" (4.29m x 3.33m) PVC triple glazed bay window to front aspect, radiator, built in wardrobes.

**BEDROOM TWO** 11' 10" x 8' 10" (3.61m x 2.69m) PVC triple glazed window to rear aspect, radiator.

**BEDROOM THREE** 7' 1" x 6' 3" (2.16m x 1.91m) PVC triple glazed window to front aspect, radiator.

**BATHROOM** 11' 5" x 7' 11" (3.48m x 2.41m) Obscure PVC triple glazed window to rear aspect, vanity unit, concealed cistern WC, heated towel rail, bath, walk in shower cubicle.

**LOFT ROOM** 17' 5" x 13' 3" (5.31m x 4.04m) Velux window to rear aspect, radiator, PVC triple glazed window to side aspect, eaves storage.

**REAR GARDEN** West facing, mainly laid to paving, access to garage, outside tap, side pedestrian access, artificial grass.

**GARAGE** 12' narrowing to 9' 4" x 15' 9" (3.66m x 4.8m) Electric roller, 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 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		82 B
69-80	C		
55-68	D	62 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

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