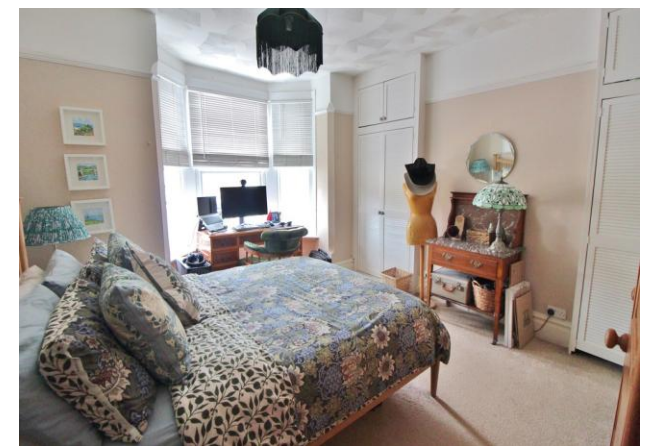


£305,000
29 Montague Road
Portsmouth, PO2 0ND

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three DOUBLE bedrooms, terraced property located in Montague Road, North End. Well presented throughout and complete with appealing features, we invite an internal viewing at your earliest convenience. Ground floor accommodation comprises THREE reception rooms, a kitchen and a utility room/W.C. The first floor consists of three double bedrooms and a fitted family bathroom. The second reception room has previously been used as a fourth bedroom. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, 49ft private garden with a shed. Please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

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

RECEPTION ROOM ONE 14' 11" x 12' 11" (4.55m x 3.94m) PVC double glazed bay window to front aspect, double radiator, open fireplace with oak surround.

RECEPTION ROOM TWO 14' 1" x 8' 10" (4.29m x 2.69m) PVC double glazed window to rear aspect, radiator, feature fireplace.

KITCHEN 10' 9" x 10' 9" (3.28m x 3.28m) Range of wall and base units, wood block work surfaces, double ceramic butler sink with mixer tap and drainer unit, space for fridge/freezer, fitted range cooker with overhead extractor fan, tiled to principal areas, open to reception room three.

RECEPTION THREE 10' 8" x 9' 4" (3.25m x 2.84m) PVC double glazed French doors to garden, PVC double glazed windows to rear aspect, double radiator, door to utility room.

UTILITY ROOM 10' 9" x 4' 10" (3.28m x 1.47m) Obscure PVC double glazed back door to garden, obscure PVC double glazed window to rear aspect, plumbing for washing machine, close coupled WC, pedestal wash basin.

FIRST FLOOR LANDING Doors to bedrooms 1, 2 & 3, door to bathroom, inspection hatch.

BEDROOM ONE 15' 0" into bay x 11' 7" (4.57m x 3.53m) PVC double glazed bay window to front aspect, radiator.

BEDROOM TWO 14' 0" x 8' 11" (4.27m x 2.72m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 13' 2" into bay narrowing to 10' 9" x 10' 11" (4.01m x 3.33m) PVC double glazed bay window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, double radiator, close coupled WC, free standing bath, shower attachment, tiled throughout, extractor fan, heated towel rail.

GARDEN 49' 11" (15.21m) Fully enclosed, wooden shed, raised decked area, outside tap, Wendy house, patio, flower & shrub borders.





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		81 B
69-80	C		
55-68	D	66 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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