

£329,995
124 Beresford Road
Portsmouth, PO2 0NQ

PROPERTY SUMMARY

FOUR DOUBLE BEDROOM HOUSE! Jeffries & Dibbens are delighted to offer for sale this four double bedroom, terraced residence located in Beresford Road, North End. Well presented throughout, this property offers a selection of benefits including gas central heating and double glazing throughout. Accommodation comprises a 15ft reception room, a 12ft reception/utility room, a conservatory, a downstairs W.C and a fitted 14ft kitchen that opens onto a second, larger conservatory. The first floor consists of three double bedrooms, a modern fitted bathroom and stairs leading to the second floor, where a main bedroom measuring 20ft can be found. Additional benefits include original features throughout and fully -enclosed, private garden. Please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today.

4 

0 

0 





OBSCURE HARDWOOD FRONT DOOR

HALLWAY Obscure glazed window to front aspect, wood flooring, doors to reception room one, reception room two, WC and kitchen.

RECEPTION ROOM ONE 15' 11" into bay x 10' 08" (4.85m x 3.25m) PVC double glazed bay window to front aspect, vertical radiator.

RECEPTION ROOM TWO/UTILITY 12' 5" x 8' 2" (3.78m x 2.49m) Door to conservatory, range of base units, plumbing for washing machine, space for tumble dryer, tiling to principal areas, wood flooring, ceramic 'Butler' style sink.

WC Obscure window to side aspect, high level WC, original tiled floor.

KITCHEN 14' 10" x 9' 10" (4.52m x 3m) Opening to conservatory, range of wall and base level units, hardwood worktops, integral electric oven with gas hob and overhead stainless steel extractor fan over, vertical radiator, bespoke fitted storage, feature fireplace with fitted log burner, hardwood flooring, integral dishwasher, ceramic 'Butler' style sink with mixer tap, space for fridge/freezer.

CONSERVATORY 10' 5" x 6' 7" (3.18m x 2.01m) PVC double glazed French doors to garden, hardwood floor.

FIRST FLOOR LANDING Doors to bedrooms two, three & four, door to bathroom, stairs to second floor.

BEDROOM TWO 15' 11" into bay x 14' 1" max (4.85m x 4.29m) PVC double glazed bay window to front aspect, double radiator, feature fireplace, fitted storage, hardwood floor.

BEDROOM FOUR 11' 2" x 8' 2" (3.4m x 2.49m) PVC double glazed window to rear aspect, radiator, fitted storage.

BEDROOM THREE 13' 10" narrowing to 11' 3" x 9' 10" (4.22m x 3m) PVC double glazed window to rear aspect, radiator, built-in cupboard housing combination boiler (newly fitted May 2024).

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, pedestal mounted wash basin, tiled floor, freestanding bath with shower over, tiling to principal areas.

SECOND FLOOR LANDING Door to bedroom one, eaves storage.

BEDROOM ONE 20' 11" x 13' 4" narrowing to 9' 10" (6.38m x 4.06m) PVC double glazed window to rear aspect, two double glazed Velux windows to front aspect, radiator, eaves storage.

GARDEN 34' (10.36m) Fully enclosed, brick-built shed, raised decked area.



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.
Made with Metropix ©2025

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 | | |
| 69-80 | C | | 75 C |
| 55-68 | D | 64 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