

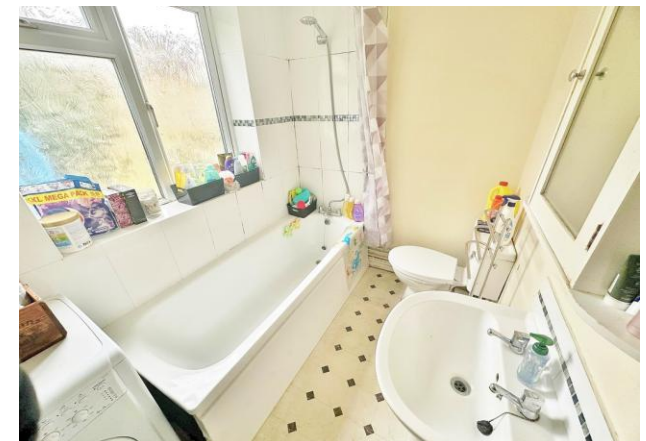
Jeffries & Dibbens
FOR SALE
023 9246 142
JEFFRIES & DIBBENS

60

OFFERS IN EXCESS OF
£200,000
60 Lynn Road
Portsmouth, PO2 7NS

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Lynn Road, Buckland. In addition to two bedrooms, accommodation comprises two reception rooms both measuring 12ft, a 13ft fitted kitchen and a downstairs bathroom. Added benefits include gas central heating, double glazing throughout and 24ft rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH PVC double glazed window to side aspect, cupboard housing electric meter, door to hallway.

HALLWAY Opening to reception room two, door to reception room one, stairs to first floor landing, radiator.

RECEPTION ROOM ONE 12' 0" x 8' 10" (3.66m x 2.69m) PVC double glazed bay window to front aspect, radiator, feature fireplace.

RECEPTION ROOM TWO 12' 0" x 9' 08" (3.66m x 2.95m) PVC double glazed window to rear aspect, radiator, under stairs storage cupboard, door to kitchen.

KITCHEN 13' 0" x 8' 05" (3.96m x 2.57m) Obscure PVC double glazed window to side aspect, range of wall and base level units, space for cooker with overhead extractor fan, space for fridge/freezer, stainless steel sink with mixer tap and drainer unit, wall mounted combination boiler, obscure PVC double glazed door to garden, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, heated towel rail, panelled bath with mains powered shower, close coupled WC, pedestal mounted wash basin, plumbing for washing machine.

FIRST FLOOR LANDING Doors to bedrooms one and two, loft hatch.

BEDROOM ONE 12' 0" x 9' 10" (3.66m x 3m) PVC double glazed window to rear aspect, radiator.

BEDROOM TWO 12' 0" x 9' 08" (3.66m x 2.95m) PVC double glazed window to front aspect, radiator.

GARDEN 24' 06" x 12' 01" (7.47m x 3.68m) Mainly laid to lawn, 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		87 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 & 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