

OFFERS IN EXCESS OF

£227,950

12 Burleigh Road

Portsmouth, PO1 5RL

PROPERTY SUMMARY

NO FORWARD CHAIN! This terraced bay & forecourt style property is brought to the market by Jeffries & Dibbens, Portsmouth. The property offers three bedrooms in addition to the fitted bathroom and separate WC to the first floor. The ground floor comprises a 20' reception room and a 22' kitchen/diner which overlooks the west-facing rear garden. Further benefits include gas central heating and double glazing. Contact us today to arrange your viewing. 023 92 661 662





PVC DOUBLE GLAZED FRONT DOOR

RECEPTION ROOM 20' 1" max into bay x 13' 3" (6.12m x 4.04m) PVC double glazed bay window to front aspect, PVC double glazed window to rear aspect, radiator, fitted gas fire with brick surround and hearth, stairs to first floor, door to kitchen/diner.

KITCHEN/DINER 22' 1" x 11' 2" (6.73m x 3.4m) PVC double glazed window to rear aspect, PVC double glazed bay window to side aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, fitted gas hob and electric oven with extractor over, plumbing for washing machine, space for fridge/freezer, wall mounted combination boiler, tiled splash backs, ceramic tiled flooring.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 13' 4" x 11' 1" (4.06m x 3.38m) PVC double glazed window to front aspect, radiator.

WC Obscure PVC double glazed window to rear aspect, close coupled WC, wash hand basin, tiled splash back, loft hatch.

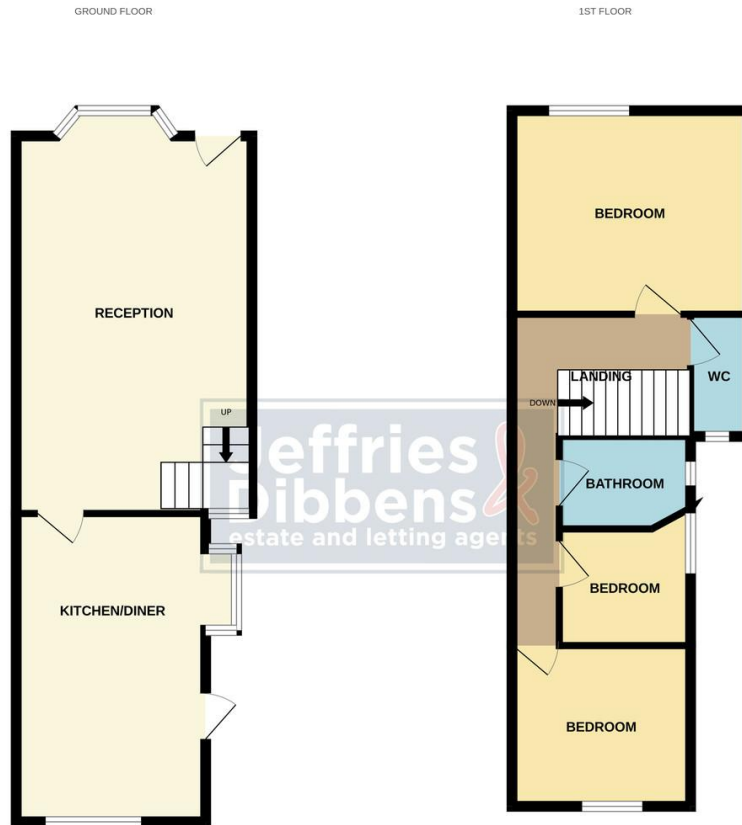
BATHROOM Obscure PVC double glazed window to side aspect, stainless steel radiator, panel enclosed bath with shower over, pedestal wash basin, white sparkle waterproof panelling to principal areas, extractor.

BEDROOM TWO 9' 8" x 9' 2" (2.95m x 2.79m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 7' 11" max x 6' 4" (2.41m x 1.93m)

REAR GARDEN 25' (7.62m) approx West facing, laid to lawn, raised flower and shrub borders, patio area.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		85 B
69-80	C		
55-68	D	65 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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