

£250,000
65 Folkestone Road
Portsmouth, PO3 6LP

PROPERTY SUMMARY

Folkestone Road, Baffins. Jeffries & Dibbens are delighted to offer for sale this terraced, bay & forecourt style property offering two double bedrooms. The property also offers an 11', first floor bathroom, two reception rooms and a 14', fitted kitchen. Further benefits include gas central heating, double glazing and a 35', west-facing rear garden which also provides access to an additional WC. Jeffries & Dibbens anticipate immediate interest so book your internal inspection now to avoid disappointment! 023 92 661 662





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, radiator, stairs to first floor, under stairs storage cupboard housing meters and fuse box, doors to.

RECEPTION ROOM ONE 14' 1" into bay x 11' 4" (4.29m x 3.45m) PVC double glazed bay window to front aspect, double radiator.

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

KITCHEN 14' x 7' 9" (4.27m x 2.36m) PVC double glazed window to rear aspect, radiator, range of wall and base units incorporating wood block work surfaces, stainless steel sink and drainer unit with mixer tap over, integral electric oven, integral 'Neff' microwave, inset gas hob with extractor hood over, integral dishwasher, tiled splash backs, PVC double glazed door to garden.

FIRST FLOOR LANDING Loft access over, doors to.

BEDROOM ONE 13' 9" x 11' 6" (4.19m x 3.51m) PVC double glazed window to front aspect, radiator.

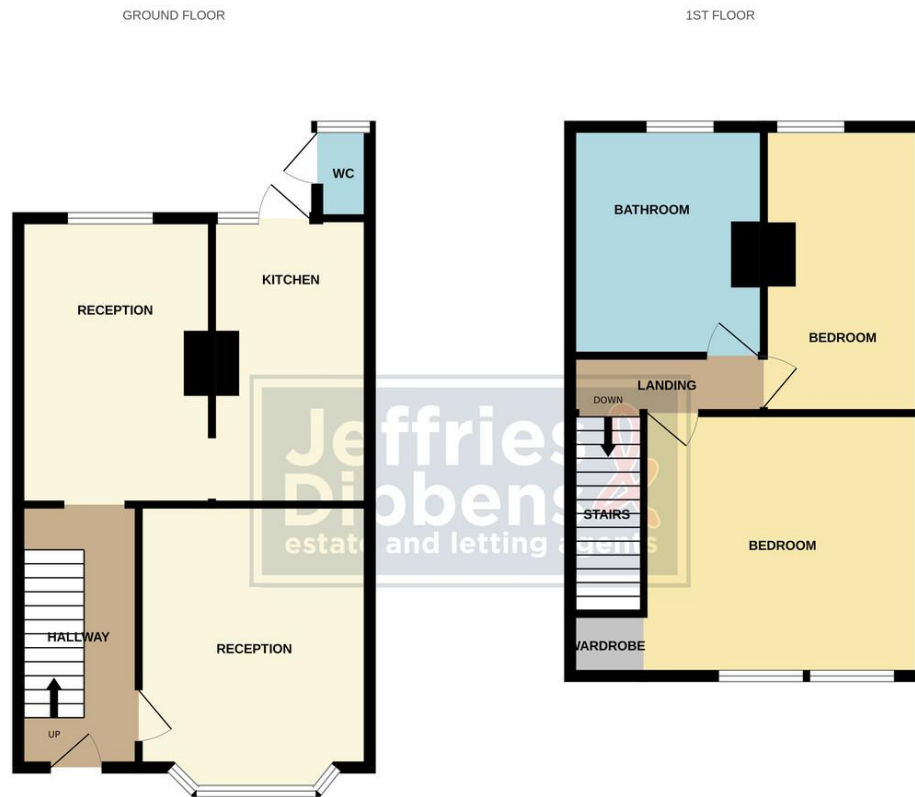
BEDROOM TWO 14' x 7' 10" (4.27m x 2.39m) PVC double glazed window to rear aspect, radiator, wall mounted 'Worcester' combination boiler.

BATHROOM 11' 9" x 8' 11" (3.58m x 2.72m) Obscure PVC double glazed window to rear aspect, three piece bathroom suite comprising panel enclosed bath and shower over, pedestal basin, close coupled WC, waterproof panelling to principal areas.

REAR GARDEN 35' (10.67m) (approx) Mainly laid to lawn, patio area, raised flower and shrub borders, access to WC.

WC Obscure PVC double glazed window to rear aspect, low level WC.





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		88 B
69-80	C	72 C	
55-68	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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