

£259,500
59 Wallace Road
Portsmouth, PO2 7JZ

PROPERTY SUMMARY

WEST-FACING GARDEN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Wallace Road, Copnor. Well presented throughout, this property offers a selection of benefits. Accommodation comprise two reception rooms, a fitted kitchen, three bedrooms and an upstairs family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today.

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COMPOSITE FRONT DOOR

HALLWAY Stairs to first floor, under stairs storage cupboard housing meters, door to cupboard, door to.

RECEPTION ROOM ONE 14' 2" into bay x 9' 9" (4.32m x 2.97m) PVC double glazed bay window to front aspect, radiator.

RECEPTION ROOM TWO 13' x 9' 4" (3.96m x 2.84m) PVC double glazed French doors to rear aspect.

KITCHEN 10' 5" x 7' 2" (3.18m x 2.18m) PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, plumbing for dishwasher, plumbing for washing machine, integral oven and gas hob, tiled to principal areas, space for fridge/freezer.

FIRST FLOOR LANDING Doors to.

BEDROOM ONE 13' 1" max x 11' 11" (3.99m x 3.63m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 10' 8" x 9' 2" (3.25m x 2.79m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 6" narrowing to 9' 3" x 7' 2" (3.2m x 2.18m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, panel enclosed bath, pedestal mounted wash basin, low level WC, tiled to principal areas, extractor fan.

REAR GARDEN 25' (7.62m) approx. West facing garden, fully enclosed, storage shed.





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		
69-80	C		77 C
55-68	D	58 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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