

Jeffries & Dibbens  
**FOR SALE**  
023 9266 1662  
jdb.co.uk

4 BEDS  
3 RECS



**£339,995**  
**34 Baffins Road**  
Portsmouth, PO3 6BG



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens of Portsmouth are delighted to be selected to market this comprehensive, terraced, double bay & forecourt style property located In Baffins Road, Portsmouth. This property comprises four double bedrooms laid out over the first and second floor. The first floor also offers a modern-fitted, family shower room. The ground floor is equally impressive offering three reception rooms, in addition to a 13' kitchen/breakfast room, a utility room and an additional WC. Additional features include gas central heating, majority double glazing and a 37', fully enclosed, rear garden. To fully appreciate all on offer contact our Portsmouth branch. 023 92 661 662







## PVC DOUBLE GLAZED FRONT DOOR

**HALLWAY** PVC double glazed window to front aspect, window to front aspect, radiator, meter cupboard, under stairs storage cupboard, stairs to first floor, doors to reception room one, reception two and reception room three.

**RECEPTION ROOM ONE** 15' 6" into bay x 12' 8" (4.72m x 3.86m) PVC double glazed bay window to front aspect, double radiator.

**RECEPTION ROOM TWO** 14' 8" x 9' 5" (4.47m x 2.87m) Two windows to rear aspect, door to kitchen/breakfast room, obscure borrowed light window to side aspect, radiator.

**RECEPTION ROOM THREE** 11' 4" x 8' (3.45m x 2.44m) Window to rear aspect, radiator, two built in display cabinet and storage cupboards, doorway to utility room.

**UTILITY ROOM** 8' 2" x 5' 11" (2.49m x 1.8m) Double glazed Velux window to rear aspect, plumbing for washing machine, door to WC.

**WC** Obscure PVC double glazed window to rear aspect, low level WC, wash hand basin.

**KITCHEN/BREAKFAST ROOM** 13' 6" narrowing to 12' 3" x 11' 4" (4.11m x 3.45m) Double glazed Velux window to rear aspect, PVC double glazed patio door to garden, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, electric cooker point, tiled to principal areas.

**FIRST FLOOR LANDING** Stairs to second floor, doors to bedroom two, bedroom three, bedroom four and shower room.

**BEDROOM FOUR** 11' 5" x 9' 2" (3.48m x 2.79m) PVC double glazed window to rear aspect, radiator, wall mounted combination boiler.

**BEDROOM THREE** 14' 9" x 9' 5" (4.5m x 2.87m) PVC double glazed window to rear aspect, radiator.

**BEDROOM ONE** 15' 6" into bay x 12' 8" (4.72m x 3.86m) PVC double glazed bay window to front aspect, radiator.

**SHOWER ROOM** Obscure PVC double glazed window to front aspect, three piece bathroom suite comprising walk in shower area, dose coupled WC, vanity unit, fully tiled.

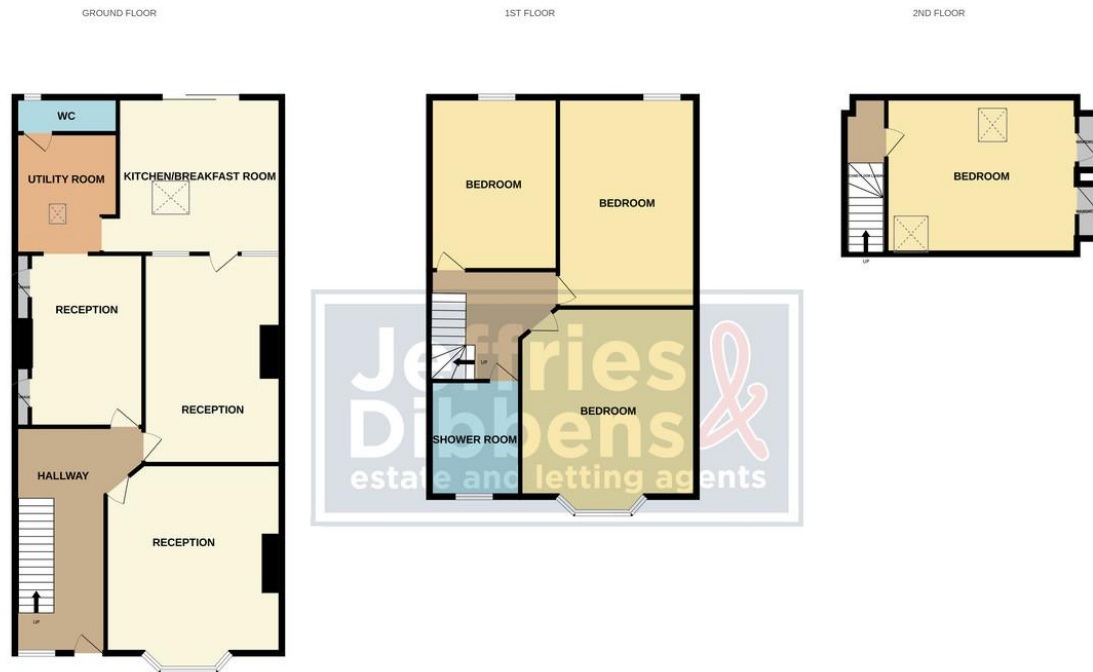
**SECOND FLOOR LANDING** Door to.

**BEDROOM TWO** 14' 7" x 11' 2" (4.44m x 3.4m) Double glazed Velux windows to rear and side aspect, double radiator, two built in wardrobes, vanity unit.

**REAR GARDEN** 37' x 19' (11.28m x 5.79m) approx. Fully enclosed, mainly laid to paving, mature flower and shrub borders, two raised decked areas, outside tap, door to garden room.

**GARDEN ROOM/ OUTBUILDING** 11' 8" x 10' 4" (3.56m x 3.15m) PVC double glazed windows to rear and side aspect, power and light, polycarbonate roof, door to additional garden room/storage area.

**GARDEN ROOM/STORAGE AREA** 6' 9" x 6' (2.06m x 1.83m) Power and light, polycarbonate roof.



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		78 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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