

£252,500
28 Tennyson Road
Portsmouth, PO2 7RY

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Tennyson Road, Copnor. Well presented throughout, this property offers a selection of benefits. Accommodation comprises two reception rooms, a modern-fitted kitchen, a utility room and a W.C to the ground floor. The first floor consists of three bedrooms and a modern-fitted family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden. Call Jeffries & Dibbens today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY PVC double glazed back door to garden, laminate flooring, stairs to first floor, under stairs storage.

RECEPTION ROOM ONE 14' 4" max x 9' 10" (4.37m x 3m) PVC double glazed bay window to front aspect, fitted shutters, open fire, double radiator, wooden flooring, door to reception room two.

RECEPTION ROOM TWO 12' 10" x 9' (3.91m x 2.74m) PVC double glazed window to side aspect, radiator, laminate flooring, feature fireplace, door to kitchen.

KITCHEN 10' 3" narrowing to 9 x 9' 1" (3.12m x 2.77m) PVC double glazed window to side aspect, range of wall and base units, wooden block work surfaces, ceramic butler sink with mixer tap, range cooker, plumbing for dishwasher, cupboard housing wall mounted Glow-worm boiler, wooden flooring, open to utility room.

UTILITY ROOM PVC double glazed French doors, radiator, tiled flooring, door to WC, plumbing for washing machine, PVC double glazed window to side aspect.

WC PVC double glazed window to rear aspect, close coupled WC, floating wash basin.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 13' 2" x 11' 1" (4.01m x 3.38m) PVC double glazed window to front aspect, radiator, fitted shutters.

BEDROOM TWO 9' 9" x 9' 1" (2.97m x 2.77m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 12' 10" max x 5' 11" (3.91m x 1.8m) PVC double glazed window to side aspect, radiator.

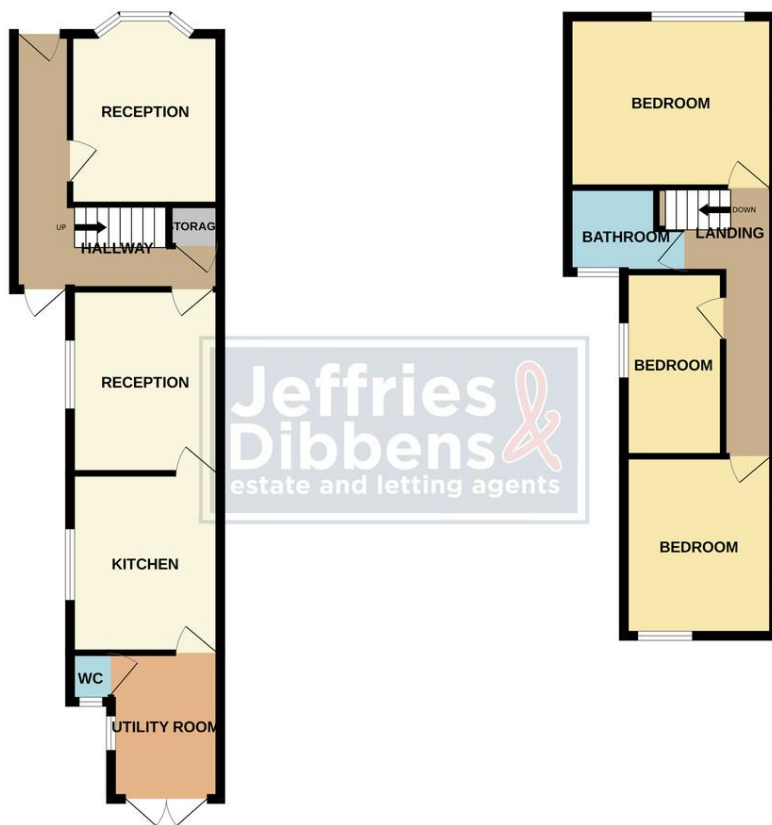
BATHROOM PVC double glazed window to rear aspect, stainless steel heated towel radiator, concealed cistern WC, bath with shower, fully tiled, extractor fan, vanity unit.

REAR GARDEN 38' (11.58m) approx Fully enclosed, mainly laid to patio, shingle, outside tap.



GROUND FLOOR

1ST FLOOR



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		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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**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