

**£419,950**  
**30 Ripley Grove**  
Portsmouth, PO3 6NJ

## PROPERTY SUMMARY

**FOUR BEDROOMS!** Located within 500 meters of Baffins Pond, this comprehensive, four bedroom, semi-detached residence located in Ripley Grove, Baffins is available for sale with Jeffries & Dibbens of Portsmouth. The ground floor comprises two reception rooms, a modern-fitted, 18ft kitchen/breakfast room, an additional utility area and a WC. The first floor consists of three bedrooms, a family bathroom and access to the second floor, where the 19ft master bedroom can be found in addition to the en-suite shower room. Further features include gas central heating, full double glazing, a 21ft garage which is accessed via the shared driveway complete with an electric charging point and also provides access to the 42ft, rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens of Portsmouth today! 023 92 661 662





#### **PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Obscure PVC double glazed window to front aspect, radiator, under stairs storage cupboard housing meters, laminate wood flooring, doors to reception rooms one and two, door to WC, door to utility area.

**WC** Obscure PVC double glazed window to side aspect, radiator, close coupled WC, pedestal mounted wash basin, ceramic tiled floor, tiled splash back.

**RECEPTION ROOM ONE** 12' 11" x 12' 9" (3.94m x 3.89m) PVC double glazed bay window to front aspect, double radiator.

**RECEPTION ROOM TWO** 11' 2" x 10' 0" (3.4m x 3.05m) Radiator, two built-in storage cupboards, original cast iron fireplace with tiled hearth & inserts, laminate wood flooring, opening to kitchen/breakfast room.

**UTILITY AREA** 7' 11" x 6' 8" (2.41m x 2.03m) Range of wall units, cupboard housing 'Worcester' combination boiler, cupboard housing plumbing for washing machine, space for 'American' style fridge/freezer, laminate wood flooring, opening to kitchen/breakfast room.

**KITCHEN/BREAKFAST ROOM** 18' 4" x 9' 9" (5.59m x 2.97m) PVC double glazed window to rear aspect, PVC double glazed French doors to garden, radiator, range of base level units, 'Butler' style sink, marble work surface & breakfast bar, fitted stainless steel electric oven, five ring gas hob & stainless steel extractor hood over, integrated dishwasher, tiled splash back, laminate wood flooring, spot lighting.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, stairs to second floor, doors to bedrooms 2, 3, 4 & bathroom.

**BEDROOM FOUR** 8' 7" x 11' (2.62m x 3.35m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 11' 1" x 10' 9" (3.38m x 3.28m) PVC double glazed window to rear aspect, radiator, original cast iron fireplace, original built-in storage cupboard.

**BEDROOM TWO** 12' 11" into bay x 11' 6" (3.94m x 3.51m) PVC double glazed bay window to front aspect, radiator, original built-in storage cupboard, stripped and painted original wood flooring.

**BATHROOM** Obscure PVC double glazed window to front aspect, radiator, three piece bathroom suite comprising panelled bath with shower over, pedestal mounted wash basin, close coupled WC, tiling to principal areas, spot lighting.

**SECOND FLOOR LANDING** Double glazed Velux window to front aspect, radiator, door to bedroom one.

**BEDROOM ONE** 15' 9" max x 14' 7" narrowing to 8' 9" (4.8m x 4.44m) PVC double glazed window to rear aspect, two double glazed Velux windows to front aspect, radiator, spotlighting, sliding door to en-suite shower room.

**ENSUITE SHOWER ROOM** Obscure PVC double glazed window to rear aspect, walk-in shower area, low level WC with concealed cistern, wall mounted wash hand basin, fully tiled, spotlighting, built-in storage cupboard.

**REAR GARDEN** 42' x 26' max (12.8m x 7.92m) Fully enclosed, mainly laid to paving, laid to artificial grass, raised decked area, side pedestrian access leading to driveway, PVC double glazed door to garage.

**GARAGE** 21' 0" x 8' 8" (6.4m x 2.64m) Up & over door, power & light, PVC double glazed windows to rear and side aspects, currently partitioned to create two separate areas.

**SHARED DRIVEWAY** Access to garage, electric vehicle charging point.



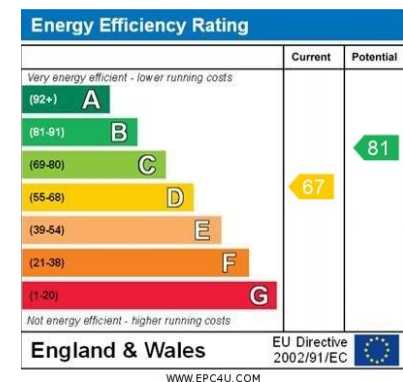
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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