

£300,000
79 Lyndhurst Road
Portsmouth, PO2 0LA

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced residence located in Lyndhurst Road, North End. Accommodation comprises two reception rooms, a modern-fitted kitchen and a conservatory. The first floor consists of three bedrooms and a family shower room. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden with rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Door to hallway.

HALLWAY Stairs to first floor, doors to reception rooms one and two, door to WC, door to kitchen.

RECEPTION ROOM ONE 15' 2" into bay x 10' 8" (4.62m x 3.25m) PVC double glazed bay window to front aspect, radiator, laminate flooring.

RECEPTION ROOM TWO 11' 10" x 8' 4" (3.61m x 2.54m) PVC double glazed window to rear aspect, radiator.

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

KITCHEN 14' 1" x 8' 10" max (4.29m x 2.69m) PVC double glazed window to side aspect, PVC double glazed window to rear aspect, PVC double glazed door to conservatory, range of wall and base level units, one and a half bowl resin sink with mixer tap & drainer unit, integral electric oven with gas hob over, tiling to principal areas, plumbing for dishwasher, integral wine fridge, space for 'American' style fridge/freezer, cupboard housing wall mounted combination boiler, laminate flooring.

CONSERVATORY 11' 3" x 7' 3" (3.43m x 2.21m) Window to rear aspect, door to garden, plumbing for washing machine, space for freezer.

FIRST FLOOR LANDING Doors to all rooms, loft hatch, laminate flooring, radiator.

BEDROOM ONE 14' 11" into bay x 14' 1" (4.55m x 4.29m) PVC double glazed bay window to front aspect, radiator.

BEDROOM TWO 11' 4" x 10' 4" (3.45m x 3.15m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 11' 10" x 8' 2" (3.61m x 2.49m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, vanity unit, walk-in shower cubicle, tiled floor.

GARDEN 36' (10.97m) West facing, fully enclosed, rear pedestrian access, raised decked area.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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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