

£249,995
7 Feltons Place
Portsmouth, PO3 5LU

PROPERTY SUMMARY

GARAGE & OFF ROAD PARKING! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, semi-detached property located in Feltons Place, Hilsea. Offered with no forward chain, the accommodation on the ground floor comprises an 18ft reception room, a 9ft fitted kitchen and an 18ft conservatory. First floor accommodation offers two double bedrooms and a modern fitted shower room. Additional benefits include majority double glazing, gas central heating and a 31ft rear garden with side pedestrian access. The property also boasts a garage with power & light plus a driveway to provide off road parking. Contact our Portsmouth branch to arrange your viewing! 02392 661 662





OBSCURE HARDWOOD FRONT DOOR

PORCH PVC double glazed window to front aspect, built in cupboard housing electric meter and consumer unit, obscure glazed door to.

RECEPTION ROOM 18' 6" narrowing to 9'1" x 15' 10" narrowing to 9'2" (5.64m x 4.83m) PVC double glazed box bay window to front aspect, PVC double glazed sliding doors to conservatory, radiator, double radiator, feature fireplace with electric fire, stairs to first floor, under stairs storage cupboard, door to.

KITCHEN 9' x 8' 11" (2.74m x 2.72m) Window to rear aspect, door to conservatory, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for gas cooker, extractor, space for fridge/freezer, plumbing for washing machine, radiator, tiled to principal areas.

CONSERVATORY 18' 1" x 7' 4" (5.51m x 2.24m) Dual aspect glazed windows, glazed sliding doors to garden, door to garage, wall mounted electric heater, outside tap.

FIRST FLOOR LANDING PVC double glazed window to side aspect, PVC double glazed window to front aspect, radiator, built in storage cupboard, built in airing cupboard housing 'Ideal' combination boiler, loft hatch, doors to.

BEDROOM ONE 12' including wardrobe x 9' 2" (3.66m x 2.79m) PVC double glazed window to front aspect, double radiator, built in wardrobe.

BEDROOM TWO 11' 3" x 8' 11" (3.43m x 2.72m) PVC double glazed window to rear aspect, radiator.

SHOWER ROOM 7' x 5' 11" (2.13m x 1.8m) Obscure PVC double glazed window to rear aspect, walk in shower cubicle with mains shower, pedestal mounted wash basin, close coupled WC, radiator, fully tiled walls.

REAR GARDEN 31' 3" x 20' 08" (9.53m x 6.3m) Mainly laid to paving with decking area, greenhouse, mature borders, wooden storage shed with power, side pedestrian access.

GARAGE 17' 4" x 7' 9" (5.28m x 2.36m) Electric roller door, power and light.

OUTSIDE Driveway to provide off road parking.



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		89 B
69-80	C	74 C	
55-68	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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