



**£269,995**  
**6 Breech Close**  
Portsmouth, PO3 5QR



## PROPERTY SUMMARY

OFF ROAD PARKING FOR TWO VEHICLES! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Breech Close, Hilsea. Accommodation to the ground floor comprises a 15ft reception room and a 9ft fitted kitchen. The first floor offers a fitted bathroom and two double bedrooms both measuring 13ft respectively. Additional benefits include double glazing, gas central heating, an 18ft west facing garden with rear pedestrian access and a driveway for two vehicles. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662







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

**HALLWAY** Radiator, under stairs storage cupboard, electric meter, open to kitchen, door to reception room, stairs to first floor, laminate flooring.

**KITCHEN** 9' 9" x 9' 6" (2.97m x 2.9m) PVC double glazed window to front aspect, range of wall and base units, roll top work surfaces, stainless steel sink with drainer unit, integrated oven, plumbing for washing machine, space for fridge/freezer, gas hob with overhead extractor hood, cupboard housing wall mounted combination boiler, tiled to principal areas, laminate flooring.

**RECEPTION ROOM** 15' 8" x 13' 7" (4.78m x 4.14m) PVC double glazed window to rear aspect, radiator, built in storage cupboard, laminate flooring, French doors to garden.

**FIRST FLOOR LANDING** Built in storage cupboard, loft hatch, doors to bedroom one, bedroom two and bathroom.

**BEDROOM ONE** 13' 4" x 10' 6" (4.06m x 3.2m) PVC double glazed windows to front aspect, radiator, built in wardrobe, two built in storage cupboards, laminate flooring.

**BEDROOM TWO** 13' x 9' 1" (3.96m x 2.77m) PVC double glazed triangular bay window to rear aspect, radiator, laminate flooring.

**BATHROOM** Obscure PVC double glazed window to rear aspect, heated towel rail, close coupled WC, pedestal wash hand basin, wooden panel enclosed bath with electric shower, tiled to principal areas, extractor fan.

**REAR GARDEN** 18' x 16' 2" (5.49m x 4.93m) Mainly laid to patio, west facing, outside tap, wooden shed, rear pedestrian access.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

**EPC TO FOLLOW**

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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