

**£239,995**  
**25 Carnarvon Road**  
Portsmouth, PO2 7NJ



## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this two double bedroom, mid-terraced property located in Carnarvon Road, Copnor. The accommodation on offer comprises two reception rooms, an 11ft fitted kitchen, a 10ft fitted upstairs bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a 23ft west facing rear garden. Ideally suited to first time buyers and investors alike, we would recommend an internal viewing at your earliest convenience. Contact our Portsmouth branch, open late! 02392 661 662





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

**PORCH** Glazed door to.

**RECEPTION ROOM ONE** 14' 4" into bay x 12' 10" (4.37m x 3.91m) PVC double glazed bay window to front aspect, two radiators, stairs to first floor, under stairs storage cupboard, door to.

**RECEPTION ROOM TWO** 12' 11" x 11' 11" (3.94m x 3.63m) PVC double glazed door to garden, laminate flooring, radiator, spot lights, opening to.

**KITCHEN** 11' 10" x 7' 11" (3.61m x 2.41m) PVC double glazed windows to side and rear aspect, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for electric cooker, plumbing for washing machine, plumbing for dishwasher, space for tumble dryer, tiled to principal areas, tiled flooring, space for fridge/freezer.

**FIRST FLOOR LANDING** Radiator, loft hatch, doors to.

**BEDROOM ONE** 12' 10" x 11' 11" (3.91m x 3.63m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 12' x 9' 9" (3.66m x 2.97m) PVC double glazed window to rear aspect, radiator, spot lighting.

**BATHROOM** 10' 6" x 7' 11" (3.2m x 2.41m) Obscure PVC double glazed window to rear aspect, panelled 'P' shape bath with electric shower unit, vanity unit, close coupled WC, radiator, tiled to principal areas, built in airing cupboard housing 'Vaillant' combination boiler.

**REAR GARDEN** 23' 10" x 13' 7" (7.26m x 4.14m) Mainly laid to paving, fully enclosed, west facing, wooden storage shed, external power points, 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	70	
(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	

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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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