



**£289,995**  
**18 Victory Green**  
Portsmouth, PO2 8RH



## PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to bring to the market this three bedroom, mid-terraced property located in Victory Green, Tipner. Beautifully presented throughout, the accommodation on the ground floor comprises a 17ft open plan reception room, an 8ft modern fitted kitchen, plus a modern fitted shower room. First floor accommodation offers three bedrooms, with a modern fitted ensuite bathroom to the master bedroom. Additional benefits include double glazing, gas central heating, plus a west facing rear garden with side pedestrian access. The property also boasts a driveway to provide off road parking! Contact our Portsmouth branch to arrange your internal viewing! 02392 661 662

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## OBSCURE COMPOSITE FRONT DOOR

**HALLWAY** Radiator, tiled flooring, stairs to first floor, door to shower room, door to kitchen, door to reception room.

**SHOWER ROOM** Obscure PVC double glazed window to front aspect, walk in shower cubicle with 'Rainfall' style shower over, pedestal mounted wash hand basin, close coupled WC, chrome heated towel, tiled to principal areas, spot lighting, tiled flooring, extractor.

**KITCHEN** 8' 1" x 7' 11" (2.46m x 2.41m) PVC double glazed window to front aspect, range of wall and base units, wood block work surfaces, 1 1/2 bowl sink and drainer unit with mixer tap, integral electric oven with integral gas hob and extractor hood over, space and plumbing for washing machine, integral fridge/freezer, tiled to principal areas, tiled flooring, spot lighting, wall mounted cupboard housing 'Ideal' combination boiler.

**RECEPTION ROOM** 17' 11" max x 16' 2" at widest point (5.46m x 4.93m) PVC double glazed window to rear aspect, PVC double glazed sliding doors to garden, two radiators, wood laminate flooring, spot lighting, under stairs storage cupboard.

**FIRST FLOOR LANDING** Loft hatch, doors to.

**BEDROOM ONE** 15' 10" x 8' 1" max (4.83m x 2.46m) PVC double glazed window to front aspect, radiator, door to ensuite bathroom.

**ENSUITE BATHROOM** Obscure PVC double glazed window to front aspect, close coupled WC, panelled bath, vanity unit, chrome heated towel rail, tiling to principal areas, tiled flooring.

**BEDROOM TWO** 11' x 9' 11" (3.35m x 3.02m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 9' 9" x 6' 10" (2.97m x 2.08m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** West facing, mainly laid to lawn with paved areas, flower and shrub borders, side pedestrian access, brick built storage shed (with potential for power).



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G	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

**Jeffries  
Dibbensen**  
estate and letting agents

**OFFICE ADDRESS**  
112/114 London Road,  
Portsmouth, Hampshire, PO2  
0LZ

**CONTACT**  
023 9266 1662  
portsmouth@jeffries.co.uk  
www.jdea.co.uk