

£225,000
51 Renny Road
Portsmouth, PO1 5BB

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom bay & forecourt style property located in Renny Road, Fratton. In addition to three bedrooms, accommodation comprises a 15ft reception room, a 26ft kitchen/diner, a downstairs W.C and an upstairs wet room. Added benefits include gas central heating, double glazing throughout and a 25ft rear west facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE PVC GLAZED FRONT DOOR

HALLWAY Radiator, door to reception room, door to hallway.

RECEPTION ROOM 15' x 10' 4" (4.57m x 3.15m) PVC double glazed window to front aspect, radiator, feature fireplace, cupboard housing electric meters.

INNER HALLWAY Glazed window to rear aspect, PVC double glazed door to lean-to, stairs to first floor, gas meter.

LEAN-TO Door to WC, obscure glazed hard wooden door to garden.

WC Low level WC, tiled to principal areas.

KITCHEN/DINER 26' 5" x 9' 3" (8.05m x 2.82m) PVC double glazed window to side aspect, glazed window to front aspect, PVC double glazed bay window to rear aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with drainer unit, space for cooker, space for fridge/freezer, plumbing for washing machine, tiled to principal areas.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and wet room, loft hatch.

BEDROOM ONE 13' 7" x 11' 7" (4.14m x 3.53m) PVC double glazed window to front aspect, radiator, door to wet room.

BEDROOM TWO 11' 11" x 9' 2" (3.63m x 2.79m) PVC double glazed window to rear aspect, radiator.

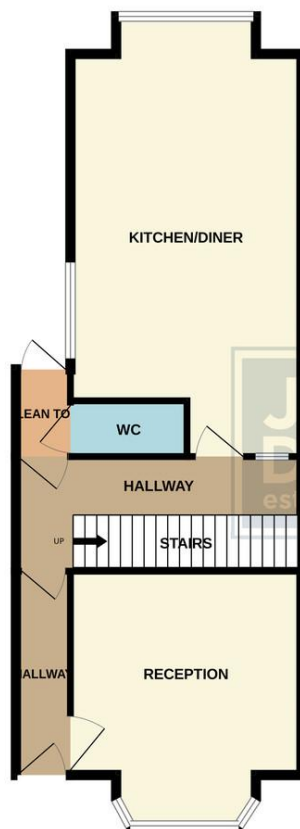
BEDROOM THREE 11' 1" x 6' 7" (3.38m x 2.01m) PVC double glazed window to side aspect, radiator, wall mounted combination boiler.

WET ROOM 9' x 5' 11" (2.74m x 1.8m) Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, corner shower cubicle with electric shower, tiled to principal areas, wall mounted electric heater, door to bedroom one.

REAR GARDEN 25' 2" x 14' 2" (7.67m x 4.32m) Mainly laid to patio and raised decking, west facing.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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