

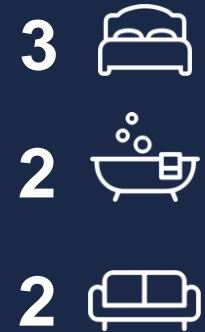
**£285,000**  
**77 Lyndhurst Road**  
Portsmouth, PO2 0LA

Jeffries & Dibbens  
**FOR SALE**  
013 9346 1662  
www.jd.co.uk



## PROPERTY SUMMARY

END OF TERRACE! Jeffries & Dibbens are delighted to offer for sale this three bedroom, end of terrace property located in Lyndhurst Road, North End. Accommodation comprises two reception rooms, a fitted kitchen, a downstairs W.C and a utility/shower room. The first floor consists of three bedrooms and a family bathroom. The property benefits from gas central heating, double glazing throughout and a fully-enclosed, west-facing garden with side pedestrian access and a shed. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth! 02392 661 662





### OBSCURE PVC DOUBLE GLAZED FRONT DOOR

**HALLWAY** Doors to reception room one and kitchen, stairs to first floor, door to lobby, cupboard housing gas and electric meters.

**RECEPTION ROOM ONE** 14' 9" into bay x 10' 5" (4.5m x 3.18m) PVC double glazed bay window to front aspect, double radiator, oak feature fireplace with decorative tiles.

**KITCHEN** 11' 9" x 8' 2" (3.58m x 2.49m) PVC double glazed back door to garden, PVC double glazed windows to rear aspect, range of wall and base units, roll top work surfaces, 1 and 1/2 stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, gas cooker point, space for fridge/freezer, tiled splash back.

**LOBBY** Door to WC, door to reception room two.

**WC** Obscure PVC double glazed window to side aspect, low level WC, floating wash basin.

**RECEPTION ROOM TWO** 14' x 9' 6" (4.27m x 2.9m) PVC double glazed window to side aspect, double radiator, feature fireplace with oak surround, fitted original storage, stained glass windows to rear aspect, door to utility room.

**UTILITY ROOM/SHOWER ROOM** 10' 1" x 7' 2" (3.07m x 2.18m) Obscure PVC double glazed back door to garden, stainless steel sink with mixer tap and drainer unit, space for freezer, wall and base units, walk in shower cubicle.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two, bedroom three and bathroom, cupboard.

**BEDROOM ONE** 14' 10" narrowing to 12' 2" x 13' 10" max (4.52m x 4.22m) PVC double glazed bay window to front aspect, double radiator, fitted storage.

**BEDROOM TWO** 11' 9" x 8' 2" max (3.58m x 2.49m) PVC double glazed window to rear aspect, radiator, feature fireplace, fitted wardrobes.

**BEDROOM THREE** 11' 2" x 9' 6" max (3.4m x 2.9m) PVC double glazed window to rear aspect, radiator, feature fireplace, fitted wardrobes, wall mounted combination 'Worcester' boiler.

**BATHROOM** Obscure PVC double glazed window to side aspect, close coupled WC, pedestal wash basin, bath, inspection hatch, tiled to principal areas.

**REAR GARDEN** 23' 6" (7.16m) approx. Side pedestrian access, paved area, shingle area, outside tap, flower and shrub borders, door to shed.

**SHED** 14' 10" x 6' 4" (4.52m x 1.93m)



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 C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 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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