

**£235,000**  
**19 Beaulieu Road**  
Portsmouth, PO2 0DN



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this three bedroom, terraced house located in Beaulieu Road, North End. In addition to the three bedrooms, the first floor also offers a bathroom. The ground floor consists of two reception rooms, a 10ft kitchen, a W.C, an 8ft utility room and a conservatory. Additional benefits include double glazing throughout, gas central heating and a 29ft west facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens at your earliest convenience! 02392 661 662.







**HALLWAY** Radiator, cupboard housing electric meters, under stairs storage cupboard housing gas meter, doors to reception room one and reception room two, stairs to first floor landing, obscure PVC double glazed door to garden.

**RECEPTION ROOM ONE** 14' 1" x 9' 9" (4.29m x 2.97m) PVC double glazed bay window to front aspect, two radiators, feature fireplace.

**RECEPTION ROOM TWO** 11' 2" x 10' 2" (3.4m x 3.1m) PVC obscure glazed bay window to side aspect, radiator, built in storage cupboard, open to kitchen.

**KITCHEN** 10' 10" x 8' 4" (3.3m x 2.54m) PVC double glazed window to side aspect, radiator, range of wall and base units, 1 1/2 stainless steel sink with mixer tap and drainer unit, space for cooker, doors to WC, utility room, obscure PVC double glazed door to garden.

**WC** Low level WC, wall mounted combination boiler, tiled to principal areas.

**UTILITY ROOM** 8' 8" x 7' 9" (2.64m x 2.36m) Radiator, plumbing for washing machine, space for fridge/freezer, open to conservatory.

**CONSERVATORY** 7' 11" x 7' 10" (2.41m x 2.39m) PVC double glazed windows to rear and side aspect, radiator, PVC double glazed door to garden, tiled to principal areas.

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

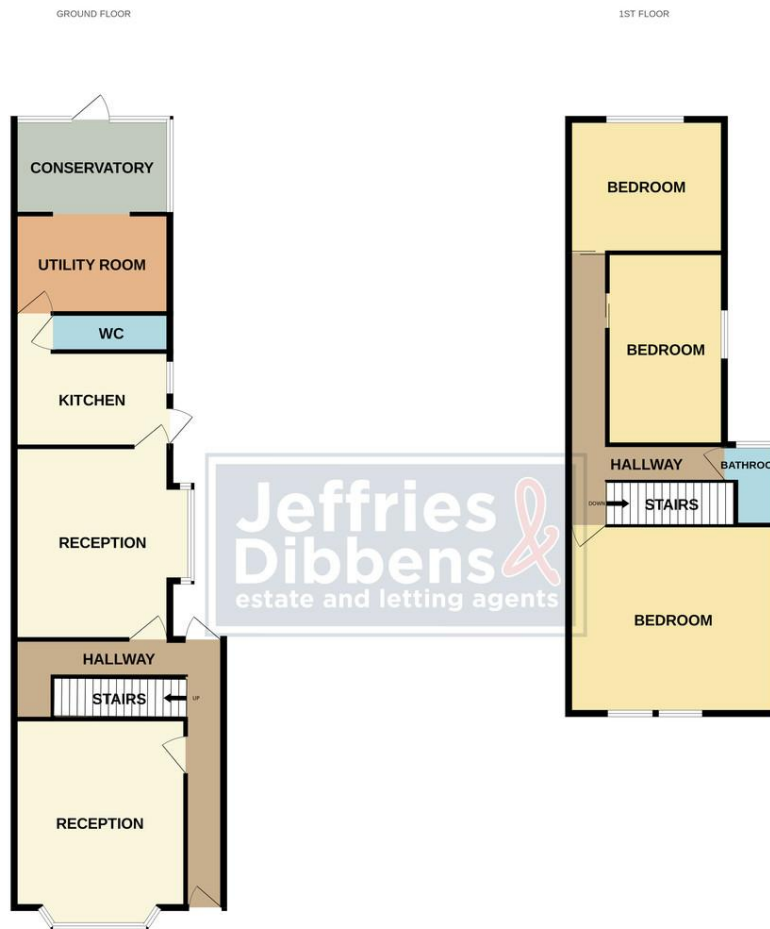
**BEDROOM ONE** 13' x 11' 7" (3.96m x 3.53m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 12' 5" x 5' 9" (3.78m x 1.75m) PVC double glazed window to side aspect, radiator.

**BEDROOM THREE** 11' x 8' 5" (3.35m x 2.57m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** 29' 1" x 13' 4" (8.86m x 4.06m) Mainly laid to patio, west facing, block built shed, outside tap.





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

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries  
Dibbens & Co.**  
estate and letting agents

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