

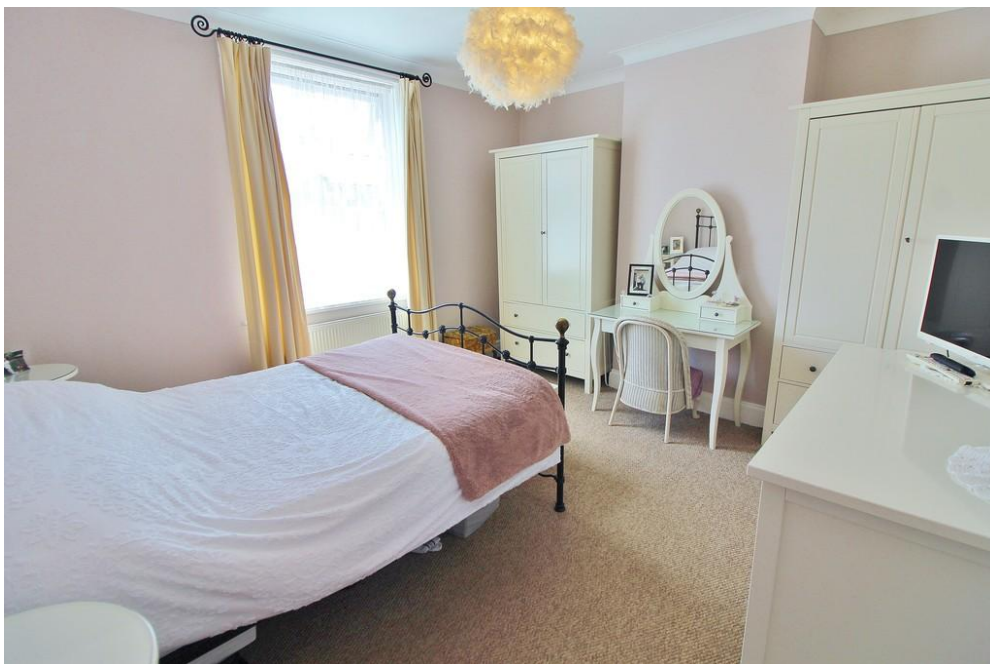


£315,000
40 Compton Road
Portsmouth, PO2 0SS

PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are delighted to bring to the market this three bedroom, mid-terraced property located in Compton Road, North End. Beautifully presented throughout, the spacious accommodation on the ground floor comprises two reception rooms, a modern fitted kitchen, a 13ft conservatory plus a WC and utility space. First floor accommodation offers three bedrooms and a modern fitted family bathroom. Additional benefits include double glazing, gas central heating, plus a 52ft south facing rear garden. The property also boasts rear pedestrian access and a garage! Contact our Portsmouth branch to arrange your internal viewing! 02392 661 662





PVC DOUBLE GLAZED DOOR

PORCH PVC double glazed windows to front and side aspect, tiled flooring, borrowed light window to hallway, hardwood front door.

HALLWAY Stairs to first floor, radiator, wood laminate flooring, under stairs storage cupboard housing meters and electrics, door to reception room one, doorway to reception room two, doorway to kitchen.

RECEPTION ROOM ONE 13' 6" into recess x 13' 4" into bay (4.11m x 4.06m) PVC double glazed bay window to front aspect, radiator, feature fireplace with gas fire.

KITCHEN 8' 3" x 7' 5" (2.51m x 2.26m) PVC double glazed borrowed light window to conservatory, modern fitted kitchen comprising range of wall and base units, roll top work surfaces, 1 1/2 ceramic bowl sink and drainer unit with mixer tap, space for gas cooker with extractor hood over, integral fridge, integral freezer, tiled to principal areas, wood laminate flooring.

RECEPTION ROOM TWO 11' 11" x 11' 3" into recess (3.63m x 3.43m) Glazed double doors to conservatory, radiator, wood laminate flooring.

CONSERVATORY 13' 10" x 8' 1" (4.22m x 2.46m) PVC double glazed windows to rear and side aspect, two double glazed Velux windows to rear aspect, spot lighting, cupboard housing 'Vaillant' combination boiler, door to utility cupboard housing plumbing for washing machine, door to WC, PVC double glazed door to garden.

WC Close coupled WC, wall mounted wash basin.

FIRST FLOOR LANDING Loft hatch, doors to.

BEDROOM ONE 13' 7" into bay x 11' 5" into recess (4.14m x 3.48m) PVC double glazed bay window to front aspect, radiator.

BEDROOM TWO 13' 2" into recess x 11' 11" (4.01m x 3.63m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 9' 5" x 7' 11" (2.87m x 2.41m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, panel enclosed bath with mains shower, close coupled WC, pedestal wash basin, tiled to principal areas, chrome towel radiator, extractor.

REAR GARDEN 52' 2" x 19' 6" (15.9m x 5.94m) South facing, mainly laid to lawn with flower and shrub borders, rear pedestrian access, door to garage.

GARAGE 16' 2" x 8' 1" (4.93m x 2.46m) Power and light, double wooden doors, access at rear.





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.
Made with Metropix ©2025

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		82 B
69-80	C	70 C	
55-68	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.

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
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