

OFFERS IN REGION OF  
**£350,000**  
**11 Arras Road**  
Portsmouth, PO3 5FY



## PROPERTY SUMMARY

**ALLOCATED PARKING & FOUR BEDROOMS!** Jeffries & Dibbens are delighted to offer for sale this four double bedroom, terraced property located in Arras Road, Hilsea. Well presented throughout, this property offers a selection of benefits including gas central heating, double glazing throughout, solar panels and two allocated parking spaces. Accommodation comprises a 15ft modern-fitted kitchen/breakfast room, a downstairs W.C and a 13ft living room, overlooking the rear garden. The first and second floors consist of a fitted family bathroom and four bedrooms, the main bedroom benefiting from an en-suite shower room. Externally, the rear garden measures 39ft and has side pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662







## COMPOSITE FRONT DOOR

**HALLWAY** Laminate flooring, stairs to first floor, door to kitchen, door to reception room, door to WC, under stairs storage cupboard.

**KITCHEN** 15' 10" x 7' 11" narrowing to 6' 2" (4.83m x 2.41m) PVC double glazed window to front aspect, double radiator, range of wall and base level units, laminate worktops, tiled splash back, space for fridge/freezer, plumbing for washing machine, plumbing for dishwasher, breakfast bar, cupboard housing combination boiler, integral electric oven, integral gas hob, overhead glass extractor fan, stainless steel sink and drainer unit with adjustable mixer tap over, vinyl flooring.

**RECEPTION ROOM** 13' 6" narrowing to 12' 10" x 12' 10" (4.11m x 3.91m) PVC double glazed French doors to garden, laminate flooring, two radiators, PVC double glazed window to rear aspect.

**WC** Close coupled WC, pedestal mounted wash basin, extractor fan.

**FIRST FLOOR LANDING** Stairs to second floor, doors to bedrooms three and four, PVC double glazed window to front aspect, radiator.

**BEDROOM FOUR** 14' 5" narrowing to 11' x 12' 5" narrowing to 5' 11" (4.39m x 3.78m) PVC double glazed window to front aspect, radiator.

**BEDROOM THREE** 18' 11" narrowing to 5' 10" x 14' 11" narrowing to 11' 6" (5.77m x 4.55m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Radiator, close coupled WC, walk-in shower cubicle with 'rainfall' style shower, tiling to principal areas, pedestal mounted wash basin, vinyl flooring, extractor fan.

**SECOND FLOOR LANDING** Radiator, doors to bedrooms one and two.

**BEDROOM TWO** 12' 2" narrowing to 8' 7" x 9' 7" narrowing to 7' (3.71m x 2.92m) PVC double glazed window to front aspect, radiator, built-in wardrobe.

**BEDROOM ONE** 18' 11" x 10' 11" (5.77m x 3.33m) Six double glazed Velux windows to rear aspect, two radiators, door to ensuite shower room.

**ENSUITE SHOWER ROOM** Radiator, walk-in shower cubicle with 'rainfall' style shower over, close coupled WC, pedestal mounted wash basin, fitted storage, panelling, extractor fan.

**REAR GARDEN** 39' (11.89m) Side pedestrian access, laid to paving & artificial grass, storage shed, outside tap, washing line, external power point.

**OUTSIDE** Two allocated off road parking spaces.

**AGENTS NOTE** Service Charge - £417.36 Per Annum



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

## TENURE

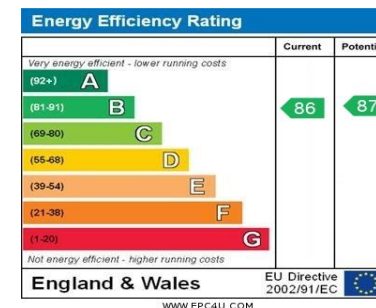
Freehold

## COUNCIL TAX BAND

Band

## VIEWINGS

By prior appointment only



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  
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