

**Jeffries & Dibbens**  
**FOR SALE**  
023 9266 1662  
jdea.co.uk

**£375,000**

**11 Green Farm Gardens**

Portsmouth, PO3 5JD



## PROPERTY SUMMARY

SEMI-DETACHED PROPERTY WITH A GARAGE! Jeffries & Dibbens are delighted to offer for sale this three bedroom, semi-detached property located in Green Farm Gardens, Hilsea. This property resides in a well desired, cul-de-sac location and offers a range of benefits including gas central heating, double glazing throughout and a fully-enclosed, private garden with pedestrian access. Accommodation comprises a 28ft living room, a downstairs W.C, a fitted kitchen and a 16ft dining room overlooking the garden. The first floor consists of three bedrooms and a family bathroom. The property also benefits from a shared driveway leading to a garage measuring 16ft x 8ft. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 66 1 662





## **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**PORCH** Obscure hardwood front door.

**HALLWAY** Stairs to first floor, double radiator, PVC double glazed window to side aspect, laminate flooring, under stairs cupboard space, borrowed light window, door to WC.

**WC** Obscure PVC double glazed window to side aspect, floating wash basin, tiled to principal areas, close coupled WC, radiator, laminate flooring.

**RECEPTION ROOM ONE** 28' 3" narrowing to 14'10" x 11' 9" narrowing to 8'9" (8.61m x 3.58m) Borrowed light window, PVC double glazed bay window to front aspect, fitted shutters, two double radiators, laminate flooring, wall mounted gas meter, window to rear aspect.

**KITCHEN** 9' 2" x 8' 10" (2.79m x 2.69m) Obscure PVC double glazed window to side aspect, laminate flooring, range of wall and base units, marble work surfaces, built in 'Caple' sink with mixer tap and drainer unit, integral fridge/freezer, integral washing machine, cupboard housing wall mounted combination boiler, induction hob, fitted electric oven, integral microwave, overhead extractor fan, glass splash back, open to dining room.

**DINING ROOM** 16' 7" narrowing to 14'11" x 8' 1" (5.05m x 2.46m) PVC double glazed window to rear aspect, PVC double glazed sliding doors to garden, double radiator.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two, bedroom three and bathroom, PVC double glazed window to side aspect, airing cupboard, inspection hatch.

**BEDROOM ONE** 11' 8" x 11' 5" (3.56m x 3.48m) PVC double glazed windows to front aspect, fitted wardrobes, radiator.

**BEDROOM TWO** 11' 5" x 10' (3.48m x 3.05m) PVC double glazed window to rear aspect, fitted wardrobes, radiator.

**BEDROOM THREE** 8' 7" narrowing to 7" x 6' 10" (2.62m x 2.08m) PVC double glazed window to front aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, radiator, fitted bath, electric power shower, tiled to principal areas.

**REAR GARDEN** 34' (10.36m) Patio area, flower and shrub borders, side pedestrian access, outside tap, door to garage.

**GARAGE** 16' 6" x 8' 2" (5.03m x 2.49m) Up and over door, power and light.







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 operation or efficiency can be given.  
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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	67 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  
Dibbens**  
estate and letting agents

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