

**£219,995**  
**3 Moorland Road**  
Portsmouth, PO1 5JA



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to be selected to market this well presented, two bedroom, end terraced house located in Moorland Road, Fratton. In addition to the two double bedrooms the first floor also offers a modern-fitted, family bathroom. The ground floor comprises two reception rooms and a 12', modern-fitted kitchen which overlooks the attractive, fully enclosed rear garden. Additional benefits include gas central heating and full double glazing. Contact our Portsmouth branch to arrange your internal inspection today. 023 92 661 662







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

**HALLWAY** Laminate wooden flooring, doors to reception room one and reception room two.

**RECEPTION ROOM ONE** 11' 1" x 10' (3.38m x 3.05m) PVC double glazed window to front aspect, radiator, laminate wooden flooring, cupboard housing gas and electric meter, cupboard.

**RECEPTION ROOM TWO** 13' 1" x 10' 10" (3.99m x 3.3m) PVC double glazed window to rear aspect, radiator, laminate wooden flooring, door to hallway.

**HALLWAY** Laminate wooden flooring, under stairs storage cupboard, double radiator, stairs to first floor, door to kitchen.

**KITCHEN** 12' 8" x 7' 7" (3.86m x 2.31m) PVC double glazed window to rear aspect, PVC double glazed door to garden, double radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, electric cooker point, plumbing for washing machine, tiled splash back, wall mounted Vaillant combination boiler.

**FIRST FLOOR LANDING** PVC double glazed window to side aspect, radiator, loft access, doors to all rooms.

**BATHROOM** 7' 3" x 7' 10" (2.21m x 2.39m) Obscure PVC double glazed windows to side and rear aspect, stainless steel towel radiator, three piece bathroom suite comprising panel enclosed bath and rainfall shower over, vanity unit, close coupled WC, tiled to principal areas, extractor.

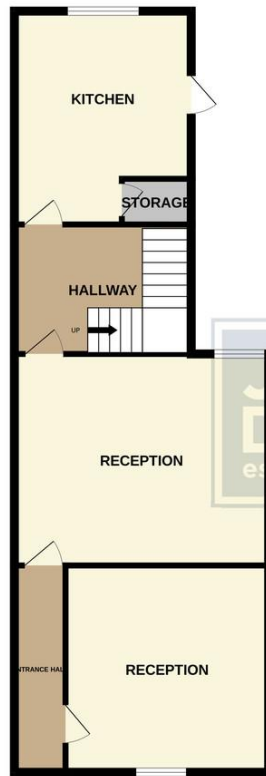
**BEDROOM ONE** 13' 2" x 8' 6" into wardrobe (4.01m x 2.59m) PVC double glazed window to front aspect, radiator, fitted mirrored wardrobe.

**BEDROOM TWO** 10' 10" x 10' 2" (3.3m x 3.1m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** Fully enclosed, laid to decorative stone, raised planters, wooden shed.



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 B

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 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  
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