£237,500
19 Jervis Road
Portsmouth, PO2 8PR

OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Laminate flooring, door to kitchen, radiator, cupboard housing electric meter, under stairs cupboard housing gas meters, open to reception room one and reception room two.

RECEPTION ROOM ONE 13' 8" into bay x 11' 9" (4.17m x 3.58m) PVC double glazed bay window to front aspect, two radiators, laminate flooring, feature fireplace., open to reception room two.

RECEPTION ROOM TWO 9' 11" x 9' 5" (3.02m x 2.87m) PVC double glazed French doors to garden, double radiator, laminate flooring, open to hallway.

KITCHEN 8' 7" x 8' 5" (2.62m x 2.57m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, tiled splash back, gas hob, integral oven, overhead extractor fan, space for fridge/freezer, space for tumble dryer, open to lobby.

LOBBY Obscure PVC double glazed back door to garden, folding door to bathroom, door to utility cupboard.

UTILITY CUPBOARD Tiled throughout, plumbing for washing machine.

BATHROOM Obscure PVC double glazed window to rear aspect, radiator, pedestal wash basin, close coupled WC, corner bath with shower attachment, tiled throughout, tiled flooring, extractor fan.

FIRST FLOOR LANDING Door to bedroom one, bedroom two and bedroom three.

BEDROOM ONE 14' 2" narrowing to 10'4" x 11' 6" (4.32m x 3.51m) PVC double glazed window to front aspect, radiator, door to walk in wardrobe, door to loft room.

BEDROOM TWO 9' 11" x 9' 5" max (3.02m x 2.87m) PVC double glazed window to rear aspect, double radiator.

BEDROOM THREE 9' 9" narrowing to 8'8" x 8' 7" narrowing to 5'7" (2.97m x 2.62m) PVC double glazed window to rear aspect, radiator, cupboard housing wall mounted boiler and immersion tank.

LOFT ROOM 14' x 9' 10" (4.27m x 3m) Velux window to rear aspect, eaves storage.

REAR GARDEN 33' (10.06m) South facing, fully enclosed, paved area, wooden shed, outside tap, outside power point.

GROUND FLOOR

1ST FLOOR

RECEPTION

RECEPTION

HALLWAY

UP

KITCHEN

LOBBY

BATHROOM

STORAGE

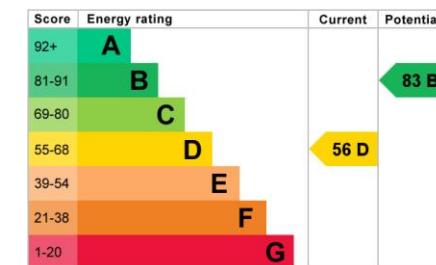WARDROBE

BEDROOM

UP

BEDROOM

LANDING

DOWN

TORAGE

BEDROOM

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 B

VIEWINGS
By prior appointment only

Score	Energy rating		Current	Potential
92+	A			
81-91	B			83 B
69-80	C			
55-68	D		56 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

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk