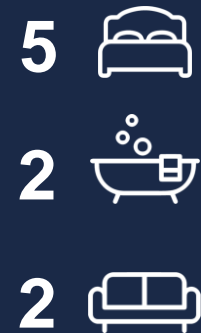


£365,000
96 Ophir Road
Portsmouth, PO2 9ET

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens of Portsmouth are delighted to bring to the market this well presented, comprehensive, terraced, double bay & forecourt style residence located in Ophir Road, North End. This property boasts five double bedrooms arranged over the first and second floor complimented by a modern-fitted family bathroom to the first floor and a modern-fitted shower room on the second floor. The ground floor comprises two substantial reception rooms in addition to the 17' kitchen/breakfast room. Additional benefits include gas central heating, full double glazing and an attractive, fully enclosed, 43', rear garden which also offers an additional WC. To fully appreciate everything this property has to offer we consider an internal inspection to be essential. Contact our Portsmouth branch today! 023 92 661662





PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, radiator, under stairs storage cupboard housing gas meter, cupboard housing electric meter and consumer unit, doors to reception room one and reception room two, stairs to first floor.

RECEPTION ROOM ONE 17' 5" into bay x 11' 6" (5.31m x 3.51m) PVC double glazed bay window to front aspect, double radiator, original ceiling rose.

RECEPTION ROOM TWO 18' 1" x 15' (5.51m x 4.57m) Double radiator, opening to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 17' 7" x 8' 10" (5.36m x 2.69m) Two PVC double glazed window to rear aspects, PVC double glazed door to garden, double radiator, range of wall and base units, wooden edged work surfaces, stainless steel sink with mixer tap and drainer, plumbing for washing machine and dishwasher, gas cooker point, fitted stainless steel extractor hood over, tiled splash back, spot lighting, tile effect laminate wooden flooring.

WC Obscure PVC double glazed window to rear aspect, close coupled WC, fully tiled.

FIRST FLOOR LANDING Stairs to second floor, doors to.

BATHROOM Obscure PVC double glazed window to front aspect, three piece bathroom suite comprising panel enclosed bath and 'Rainfall' shower over, vanity unit and low level WC with coloured cistern, stainless steel towel radiator, extractor, spot lighting, fully tiled, ceramic tiled flooring.

BEDROOM ONE 17' 5" into bay x 11' 6" (5.31m x 3.51m) PVC double glazed bay window to front aspect, double radiator.

BEDROOM THREE 15' 1" x 8' 10" narrowing to 7' into wardrobe depth" (4.6m x 2.69m) PVC double glazed window to rear aspect, radiator, range of fitted wardrobes and overhead storage.

BEDROOM FIVE 11' 9" x 7' 4" into wardrobe depth (3.58m x 2.24m) PVC double glazed window to rear aspect, radiator, range of fitted wardrobes, storage cupboards and overhead storage, cupboard housing 'Vaillant' combination boiler.

SECOND FLOOR LANDING Spotlighting, doors to all rooms.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, radiator, walk in shower cubicle, pedestal basin, close coupled WC, tiled to principal areas, ceramic tiled flooring, extractor.

BEDROOM TWO 16' 9" narrowing to 13' 11" x 10' 9" max restricted head height (5.11m x 3.28m) Two double glazed Velux windows to front aspect, double radiator, spot lighting, door to bedroom four.

BEDROOM FOUR 11' 9" x 10' max (3.58m x 3.05m) PVC double glazed window to rear aspect, double radiator, built in storage cupboard, spot lighting, door to bedroom two.

REAR GARDEN 43' 1" x 18' 2" (13.13m x 5.54m) Fully enclosed, mainly laid to paving, raised flower and shrub borders, decorative pea shingle area, outside tap, WC.



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 C

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.

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