

£265,000
7 Target Road
Portsmouth, PO2 8QT

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to bring to the market this spacious, four bedroom, mid-terraced property located in Target Road, Tipner. Ground floor accommodation offers a 26ft open plan reception room, a 19ft galley style fitted kitchen and a 10ft lean-to conservatory. First floor accommodation comprises three bedrooms plus a modern fitted shower room, with stairs leading to the second floor where the 13ft master bedroom can be found. Additional benefits include double glazing, gas central heating, plus a west facing garden with rear pedestrian access. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Two obscure PVC double glazed windows to front aspect, radiator, stairs to first floor, under stairs storage cupboard housing meters, opening to kitchen, door to reception room.

RECEPTION ROOM 26' 9" into bay x 11' 6" into recess narrowing to 10'10" (8.15m x 3.51m) PVC double glazed bay window to front aspect, two radiators, laminate flooring, two PVC double glazed windows to rear aspect, PVC double glazed door to lean-to conservatory.

KITCHEN 19' 9" x 5' 10" (6.02m x 1.78m) PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, 1 1/2 stainless steel sink and drainer unit with mixer tap, gas cooker with extractor hood over, tiled to principal areas, tiled flooring, space for fridge/freezer, dado rail, PVC double glazed door to lean-to conservatory.

LEAN TO CONSERVATORY 10' 6" x 6' 4" (3.2m x 1.93m) Two PVC double glazed windows to rear aspect, obscure PVC double glazed door to garden, tiled flooring, plumbing for washing machine, polycarbonate roof.

FIRST FLOOR LANDING Stairs to second floor, doors to.

BEDROOM TWO 10' 11" x 10' 9" (3.33m x 3.28m) PVC double glazed windows to front aspect, radiator, laminate flooring.

BEDROOM THREE 10' 10" x 9' 9" (3.3m x 2.97m) PVC double glazed window to rear aspect, laminate flooring, radiator, under stairs storage cupboard, built in airing cupboard housing 'Vaillant' combination boiler.

BEDROOM FOUR 7' 3" x 6' (2.21m x 1.83m) PVC double glazed window to front aspect, laminate flooring.

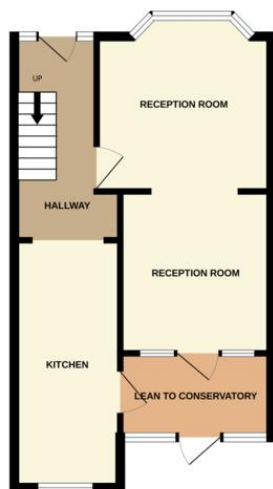
SHOWER ROOM Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, walk in shower cubicle with mains powered shower, tiled flooring, tiled walls.

SECOND FLOOR LANDING Door to loft storage, PVC double glazed window to rear aspect, door to.

BEDROOM ONE 13' 3" max x 9' 9" min (4.04m x 2.97m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN West facing, mainly laid to lawn with mature flower and shrub borders, paved area, rear pedestrian access, PVC door to brick built storage shed.

GROUND FLOOR



1ST FLOOR



2ND 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		74 C
55-68	D	64 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.

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