

£239,995
42 Vernon Road
Portsmouth, PO3 5DS

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, mid-terraced property located in Vernon Road, Copnor. The accommodation to the ground floor comprises two reception rooms, a 10ft fitted kitchen, plus a 10ft utility room. First floor accommodation offers two double bedrooms, ample storage space and a modern fitted bathroom. Additional benefits include double glazing, gas central heating and a 22ft enclosed rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Door to reception room.

RECEPTION ROOM ONE 17' 9" into bay x 13' 1" into recess (5.41m x 3.99m) PVC double glazed bay window to front aspect, radiator, feature electric fireplace, meter cupboard, opening to reception room two.

RECEPTION ROOM TWO 13' 1" into recess x 9' 4" (3.99m x 2.84m) PVC double glazed window to rear aspect, radiator, stairs to first floor landing, door to kitchen.

KITCHEN 10' 6" x 9' 4" (3.2m x 2.84m) PVC double glazed window to side aspect, radiator, wall mounted combination boiler, wall and base units, roll top work surfaces, plumbing for washing machine, space for fridge/freezer, space for oven, stainless steel sink with mixer tap and drainer unit, borrowed light window to side aspect, door to utility room.

UTILITY ROOM 10' 2" x 9' 4" (3.1m x 2.84m) PVC double glazed window and door to rear aspect, plumbing for washing machine.

FIRST FLOOR LANDING Radiator, storage cupboard and additional storage area, doors to bedroom one, bedroom two and bathroom.

BEDROOM ONE 11' 5" x 7' 11" narrowing to 5'3" (3.48m x 2.41m) PVC double glazed window to front aspect, radiator, opening to storage area.

BEDROOM TWO 10' 6" x 9' 4" (3.2m x 2.84m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, 'P' shaped bath with rainfall shower, fully tiled.

REAR GARDEN 22' 6" x 13' 9" (6.86m x 4.19m) Laid to artificial grass.





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		81 B
69-80	C		
55-68	D	58 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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