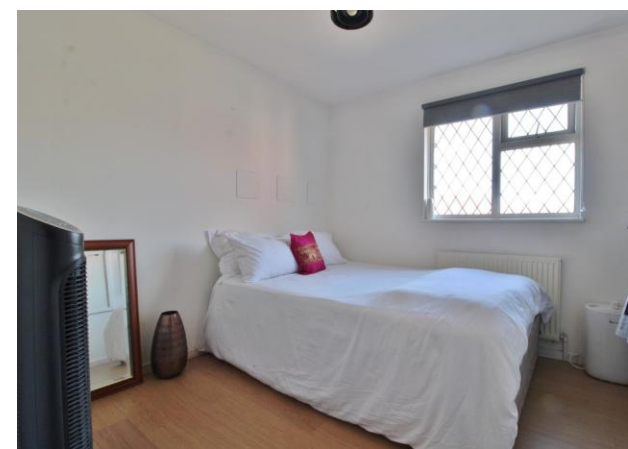
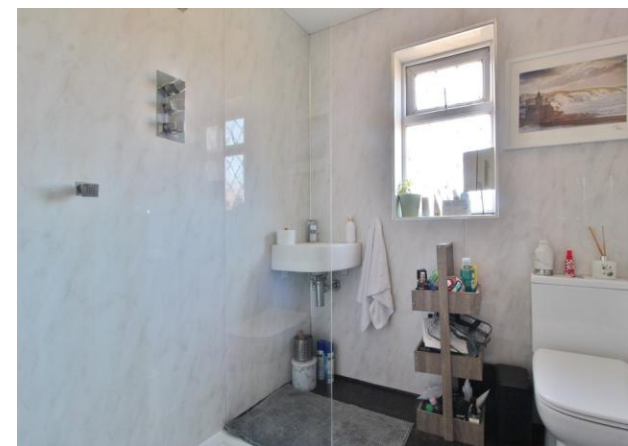




**Offers in Excess of £300,000**  
**72 Lidiard Gardens**  
Southsea, PO4 9LF

END TERRACED HOME WITH PARKING & NO FORWARD CHAIN! This end terraced home is located within Lidiard Gardens, a popular cul-de-sac location in Eastney which is just moments away from the beach and Bransbury Park. The well-presented accommodation briefly comprises; entrance porch, hallway, fitted kitchen, spacious living room and conservatory on the ground floor, with two double bedrooms and modern shower room occupy the first floor. The real gem for this home is the southerly aspect garden with side pedestrian access, which has been tastefully renovated done by the current owner. Additional benefits for this home include parking for one car to the front of the home, gas central heating, double glazing and no forward chain. To fully appreciate the location and accommodation on offer, please call the Southsea branch to arrange your viewing.

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**ENTRANCE** Driveway for one car, double glazed door to:-

**PORCH** Laminate flooring, door to:-

**HALLWAY** Parquet flooring, radiator, stairs to first flooring landing, door to lounge, opening to:-

**KITCHEN** 10' 10" x 5' 10" (3.32m x 1.79m) Lovely fitted kitchen comprising a range of wall and base level units incorporating solid wood work surfaces, sink and drainer unit, electric hob with extractor over, electric oven, space for fridge/freezer, space and plumbing for washing machine, tiled flooring, double glazed window to side elevation.

**LOUNGE** 13' 8" x 11' 10" (4.17m x 3.63m) Large double doors to conservatory, parquet flooring, radiator.

**CONSERVATORY** 7' 1" x 12' 1" (2.17m x 3.70m) Double glazed windows, double glazed sliding door to garden, tiled flooring.

**FIRST FLOOR LANDING** Doors to all rooms, carpeted, loft access.

**BEDROOM ONE** 8' 11" x 11' 10" (2.74m x 3.62m) Double glazed window to rear elevation, laminate flooring, radiator.

**SHOWER ROOM** 5' 10" x 5' 6" (1.79m x 1.68m) Walk-in shower cubicle with thermostatic mixer and over sized shower head, wall mounted wash basin, low level WC, vinyl flooring, heated towel rail, obscure double glazed window to side elevation.

**BEDROOM TWO** 9' 1" x 8' 8" (2.78m x 2.65m) Double glazed window to front elevation, laminate flooring, open wardrobe, built-in cupboard.

**GARDEN** South facing garden, laid to porcelain tiles, decked areas with shrub border, shed, enclosed by brick walls, side pedestrian access.

**AGENTS NOTE:**

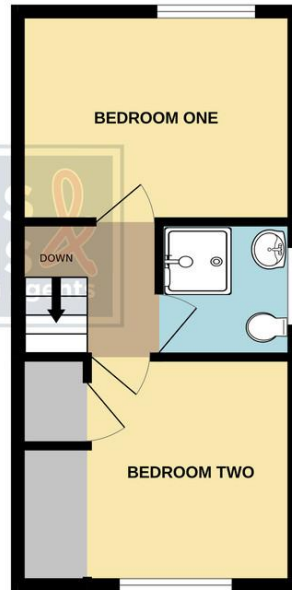
**COUNCIL TAX** Band C.



GROUND FLOOR



FIRST 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.

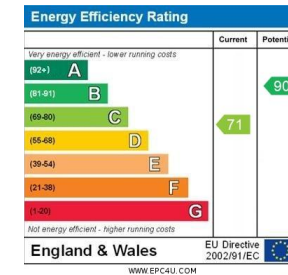
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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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 &**  
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