

£425,000
11 Whimbrel Close
Southsea, PO4 8YP

THREE BEDROOM SEMI-DETACHED HOME WITH GARAGE & WEST FACING GARDEN! An opportunity has arisen to acquire this semi-detached residence found in Whimbrel Close, Milton. A well-presented property offering generous space throughout. The accommodation of this home comprises a 23ft (approx.) dual aspect lounge/diner, downstairs WC, modern fitted kitchen and conservatory to the ground floor, with three double bedrooms and a four-piece family bathroom on the first floor. Further benefits include an integral garage, gas central heating, double glazing, front garden with driveway and low maintenance rear garden with side pedestrian access. Situated within a highly desirable area, a location perfect for those looking to live a slightly quieter lifestyle, but still with the ease of all the local amenities close by. Contact us today to avoid missing out.

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FRONT Driveway for one vehicle, laid to artificial lawn, paved walkway, door to:-

HALLWAY Doors to all rooms, storage cupboard, stairs to first floor landing.

INTEGRAL GARAGE 17' 2" x 7' 6" (5.25m x 2.31m) Up and over door, electric and power.

CLOAKROOM Low level WC, wall mounted hand basin, tiled to principal areas, double glazed obscure window to side elevation.

LOUNGE/DINER 23' 9" x 10' 9" (7.25m x 3.29m) Double glazed window to front elevation, carpet throughout, radiators, double glazed sliding door leading to garden.

KITCHEN 9' 1" x 11' 0" (2.77m x 3.37m) Lovely fitted kitchen comprising a range of wall and base level units incorporating corner edge work surfaces, sink and drainer unit with mixer tap, induction hob with electric oven below, integral fridge/freezer, double glazed window to rear elevation, laminate flooring, cupboard housing wall mounted combination boiler.

CONSERVATORY 9' 9" x 11' 7" (2.98m x 3.55m) Double glazed sliding door to garden, spaces and plumbing for washing machine and tumble dryer, laminate flooring.

LANDING Doors to all rooms, double glazed window to side elevation, loft hatch.

BEDROOM ONE 13' 10" x 11' 0" (4.23m x 3.37m) Double glazed window to front elevation, carpet throughout, radiator.

BEDROOM THREE 11' 3" x 10' 9" (3.45m x 3.28m) Double glazed window to front elevation, carpet throughout, radiator.

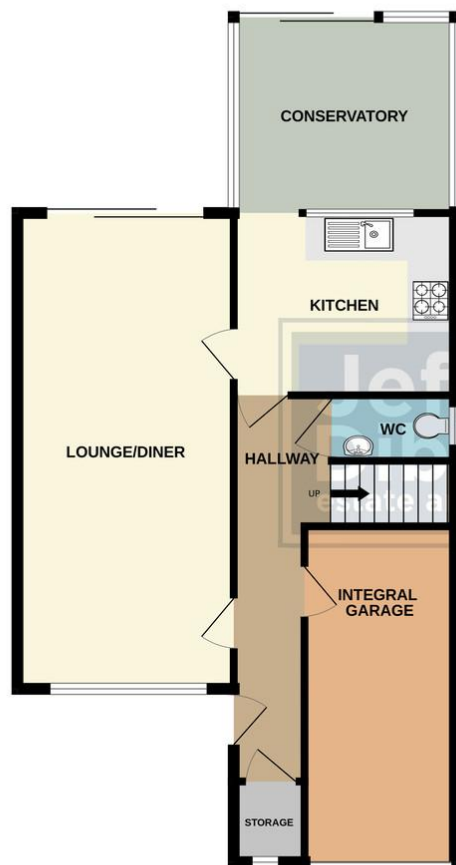
BEDROOM TWO 12' 0" x 11' 0" excluding (3.66m x 3.37m) Double glazed window to rear elevation, carpet throughout, radiator, built-in wardrobe.

BATHROOM 11' 11" x 6' 7" (3.64m x 2.02m) Four-piece bathroom suite comprising panel enclosed bath with central taps, walk-in shower cubicle with thermostatic shower over, vanity unit incorporating concealed cistern, hand basin and storage beneath, tiled to principal areas, built-in cupboard, double glazed obscure window to rear elevation.

GARDEN Laid to artificial lawn with paved area, side pedestrian access, enclosed by wooden fencing and brick walls.

AGENTS NOTE:
COUNCIL TAX Band D.

GROUND FLOOR



FIRST FLOOR



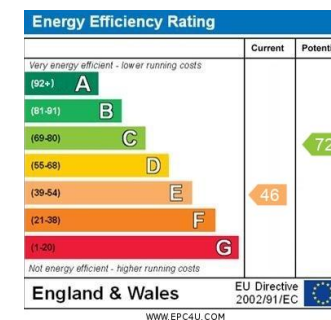
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 D

VIEWINGS
By prior appointment only



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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
1 Marmion Road, Southsea,
Hampshire, PO5 2DT

CONTACT
023 9236 1111
southsea@jeffries.co.uk
www.jdea.co.uk