



£265,000
29 Blackfriars Road
Southsea, PO5 4LN

END TERRACED HOME WITH GARAGE AND NO FORWARD CHAIN! A well-presented end terraced home, which is situated along Blackfriars Road, Southsea, just moments away from Portsmouth & Southsea railway station and Commercial Road shopping area. Well-presented throughout, the accommodation briefly comprises; entrance hall, fitted kitchen, downstairs cloakroom and dining room. On the first floor, you will find the family bathroom and three generously sized bedrooms. The real benefits for this home are to the rear of the property, with a southerly aspect garden, garage and hardstand for parking for one vehicle. An opportunity for owner occupiers or investment purchasers to purchase a home in a popular location. We highly advise an internal viewing.

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FORECOURT Paved forecourt with shrub borders, enclosed by wooden fencing, composite front door to:-

HALLWAY Stairs to first floor landing, radiator, laminate flooring, double glazed door to garden.

KITCHEN/DINER 9' 6" x 13' 3" (2.90m x 4.05m) Fitted kitchen comprising a range of wall and base level units with roll edge work surfaces over, stainless steel sink and drainer unit with mixer tap, space for cooker, space and plumbing for washing machine, space for tumble dryer, space for fridge/freezer, radiator, tiled to principal areas and tiled flooring, door to:-

WC 5' 3" x 3' 6" (1.62m x 1.09m) Obscure double glazed window to front elevation, close coupled WC, wall mounted wash basin, tiled to principal areas, radiator.

LOUNGE 13' 5" x 12' 0" (4.10m x 3.67m) Double glazed window to rear elevation, laminate flooring, radiator.

FIRST FLOOR LANDING Doors to all rooms, laminate flooring.

BATHROOM 5' 11" x 7' 2" (1.81m x 2.19m) Panel enclosed bath with central tap and shower attachment, close coupled WC, pedestal mounted wash basin, heated towel rail, tiled to principal areas, obscure double glazed window to front elevation.

BEDROOM TWO 9' 5" x 9' 4" (2.88m x 2.87m) Double glazed window to front elevation, laminate flooring, radiator, built-in wardrobes, wall mounted wash basin.

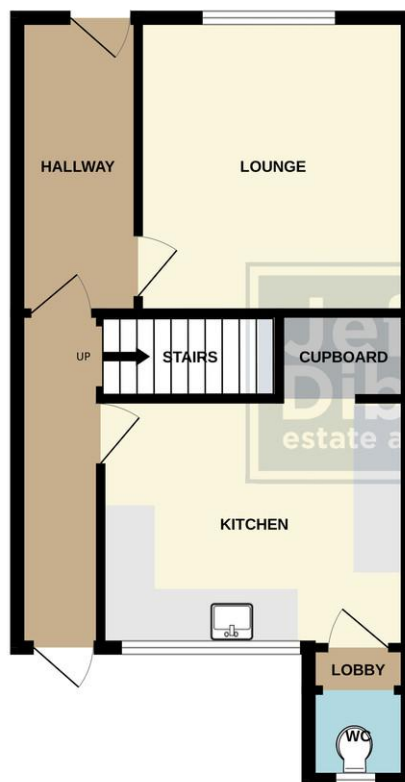
BEDROOM THREE 10' 1" x 6' 9" (3.08m x 2.08m) Double glazed window to rear elevation, laminate flooring, radiator.

BEDROOM ONE 13' 5" x 9' 10" (4.10m x 3.02m) Double glazed window to rear elevation, laminate flooring, radiator.

GARDEN Southerly facing aspect, hardstand for one car accessed via double wooden gates, paved area with pergola, personal door to garage.

GARAGE 14' 10" x 8' 0" (4.54m x 2.46m) Up and over door.

GROUND FLOOR



FIRST FLOOR



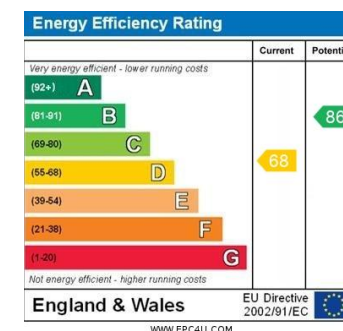
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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

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