

£269,995
30 Harleston Road
Portsmouth, PO6 3RR

PROPERTY SUMMARY

Offered with No Forward Chain, we're pleased to present this spacious four-bedroom semi-detached property located on Harleston Road, Wymering. Conveniently positioned within a short commute of QA Hospital and Cosham Train Station. The ground floor offers generous accommodation, including two reception rooms, a kitchen, utility area, and downstairs bathroom. On the first floor, there are four good-sized bedrooms and a separate WC. Externally, the property enjoys large front and rear gardens, with the potential to create off-road parking. A recently installed combi boiler is already in place, though the property would benefit from updating and redecoration, offering excellent potential for buyers. To arrange your viewing, contact our Drayton Office today!





FRONT: Front garden, steps leading to the front door.

HALLWAY

LOUNGE 15' 8" x 12' 4" (4.78m x 3.76m)

KITCHEN 9' 7" x 9' 5" (2.92m x 2.87m)

UTILITY AREA 15' 2" x 7' 3" (4.62m x 2.21m)

BATHROOM

SECOND RECEPTION ROOM 11' 2" x 9' 6" (3.4m x 2.9m)

LANDING

BEDROOM ONE 11' 2" x 9' 7" (3.4m x 2.92m)

BEDROOM TWO 12' 8" x 9' 4" (3.86m x 2.84m)

BEDROOM THREE 12' 4" x 9' 3" (3.76m x 2.82m)

BEDROOM FOUR 12' 4" x 6' 2" (3.76m x 1.88m)

WC

REAR GARDEN

GROUND FLOOR



1ST FLOOR



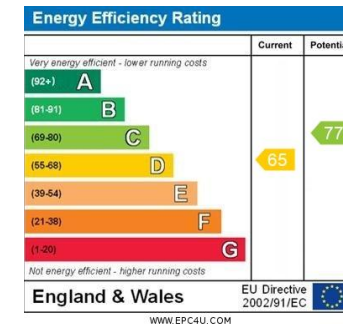
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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