

£450,000
12 Court Lane
Portsmouth, PO6 2LN

PROPERTY SUMMARY

Brought to the market with NO FORWARD CHAIN we're pleased to offer this three bedroom semi-detached character property in the sought after location of Court Lane. On the ground floor there are two spacious reception rooms, a large conservatory, a kitchen and a downstairs WC. Ascending the stairs to the first floor you will find three good size bedrooms and the family bathroom as well as a fixed staircase leading to a loft room. Externally there is a well-maintained westerly facing rear garden, off road parking and a garage. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking leading to front of the property with lawn and mature shrubs and bushes.

HALLWAY

WC

LOUNGE 14' 9 into bay" x 11' 9" (4.5m x 3.58m)

DINING ROOM 14' 7" x 11' 9" (4.44m x 3.58m)

KITCHEN 11' 6" x 9' 0" (3.51m x 2.74m)

CONSERVATORY 13' 5" x 13' 4" (4.09m x 4.06m)

REAR LOBBY LEADING TO REAR GARDEN

FIRST FLOOR LANDING

BEDROOM ONE 14' 3" x 11' 7" (4.34m x 3.53m)

BEDROOM TWO 14' 8 max" x 10' 7" (4.47m x 3.23m)

BEDROOM THREE 11' 6" x 7' 8" (3.51m x 2.34m)

SECOND FLOOR LANDING

LOFT ROOM 12' 9" x 6' 6" (3.89m x 1.98m)

REAR GARDEN

GARAGE



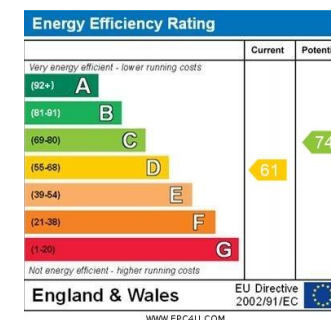
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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