



£440,000
30 Widley Road
Portsmouth, PO6 2DT

PROPERTY SUMMARY

We're pleased to present to the market this four bedrooms detached property situated in the elevated hill slope location of Widley Road. The property consists of two spacious reception rooms, a sun room with a westerly facing aspect, a kitchen leading to a breakfast area and a downstairs WC. to the first floor you will find four good size bedrooms and a family bathroom. Externally the property boasts both front and side gardens and a double garage with parking in front. To arrange your viewing please contact our Drayton Office today!





FRONT AND SIDE GARDENS

HALLWAY

WC

KITCHEN 17' 4" x 9' 3" (5.28m x 2.82m)

BREAKFAST AREA 9' 7" x 6' 1" (2.92m x 1.85m)

RECEPTION ROOM 16' 5" x 11' 1" (5m x 3.38m) Stairs to first floor landing.

RECEPTION ROOM 20' 5" x 11' 3" (6.22m x 3.43m)

SUN ROOM 10' 4" x 6' 5" (3.15m x 1.96m)

LANDING

BEDROOM ONE 12' 5" x 11' 3" (3.78m x 3.43m)

BEDROOM TWO 12' 3" x 9' 8" (3.73m x 2.95m) Shower.

BEDROOM THREE 11' 4" x 7' 7" (3.45m x 2.31m)

BEDROOM FOUR 9' 7" x 8' 4" (2.92m x 2.54m)

FAMILY BATHROOM

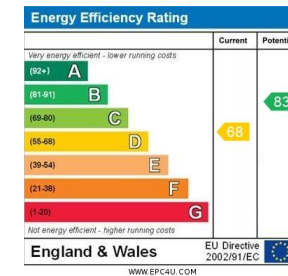
DOUBLE GARAGE 18' 2" x 17' 4" (5.54m x 5.28m) Off road parking in front.

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

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.

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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