



£275,000
13 Truro Road
Paulsgrove, PO6 4NP

PROPERTY SUMMARY

Jeffries and Dibbens are thrilled to present this semi-detached three bedroom family home to the market. With its downstairs comprising of a spacious lounge, a fitted kitchen and a bright dining room with French doors to the garden. The upstairs boasts a family bathroom and three good size bedrooms each with built in cupboard space. To the rear of the property there is a large south west facing garden with ample storage in the brick built sheds. We highly advise all those who are interested to call us now to arrange your viewing!





ENTRANCE HALL

LOUNGE 13' 02" x 12' 07" (4.01m x 3.84m)

DINING ROOM 10' 02" x 8' 11" (3.1m x 2.71m)

KITCHEN 10' 2" x 9' 06" (3.1m x 2.9m)

LANDING

BATHROOM

WC

BEDROOM 1 11' 06" x 10' 03" (3.51m x 3.12m)

BEDROOM 2 11' 02" x 10' 04" (3.4m x 3.15m)

BEDROOM 3 8' 05" x 8' 00" (2.57m x 2.44m)

AGENTS NOTES This property is non standard construction
(Laing Easi Form, concrete)



GROUND FLOOR



1ST FLOOR



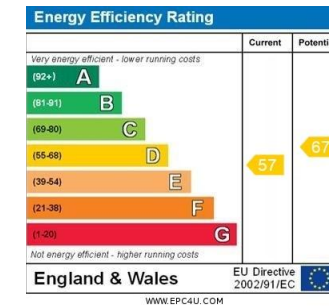
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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