

£270,000
3 Pendennis Road
Paulsgrove,, PO6 4JJ

PROPERTY SUMMARY

Situated on the popular Pendennis Road, Jeffries & Dibbens are delighted to offer this three bedroom semi-detached family home to the market. Upon entering the property the downstairs presents a spacious lounge room, a bright kitchen and a separate dining room with double doors leading to the rear garden. Upstairs offers a modern family bathroom, three good size bedrooms and stairs leading up to the loft room. Externally the property benefits from a landscaped rear garden, a beautiful out building and also off the road parking to the front. We strongly recommend all those who are interested to call us to arrange your viewing now!





ENTRANCE HALL

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

LOUNGE 13' 03" x 11' 00" (4.04m x 3.35m)

DINING ROOM 10' 01" x 8' 11" (3.07m x 2.72m)

BATHROOM

BEDROOM 1 12' 03" x 11' 02" (3.73m x 3.4m)

BEDROOM 2 11' 02" x 10' 03" (3.4m x 3.12m)

BEDROOM 3 8' 05" x 8' 01" (2.57m x 2.46m)

LOFT ROOM 18' 10" x 11' 07" (5.74m x 3.53m)

REAR GARDEN

AGENTS NOTE Please note that this property is a non standard Laing Easi-Form construction, please ask for further details.





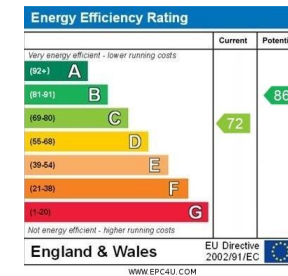
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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