

**£239,995**  
**36 Bosham Road**  
Portsmouth, PO2 7LQ



## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this three bedroom, terraced property located in Bosham Road, Copnor. The spacious accommodation to the ground floor comprises two reception rooms, a 12ft fitted kitchen, a downstairs W.C and a lean-to conservatory. First floor accommodation offers three bedrooms and a family bathroom. Additional benefits include double glazing, gas central heating and a 36ft, east-facing rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





#### **PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Doors to reception room one, reception room two, kitchen and WC, stairs to first floor, cupboard housing electric and gas meters.

**RECEPTION ROOM ONE** 14' 6" into bay x 9' 9" max (4.42m x 2.97m) PVC double glazed bay window to front aspect.

**RECEPTION ROOM TWO** 10' 11" x 7' 8" (3.33m x 2.34m) Obscure PVC double glazed back door to garden.

**WC** Low level WC, wood panelling.

**KITCHEN** 12' 5" x 9' 6" (3.78m x 2.9m) Obscure back door to conservatory, windows to rear aspect, breakfast bar, integral induction hob, stainless steel sink with mixer tap and drainer, wall mounted Vaillant combination boiler, plumbing for washing machine, space for fridge/freezer, stainless steel splash back, tiled to principal areas, overhead stainless steel extractor fan.

**CONSERVATORY** 10' 6" x 5' 9" (3.2m x 1.75m) PVC double glazed French doors to garden, tiled flooring.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two, bedroom three and bathroom, inspection hatch, radiator.

**BEDROOM ONE** 11' 11" x 10' 3" (3.63m x 3.12m) PVC double glazed windows to front aspect, radiator, laminate flooring.

**BEDROOM TWO** 9' 6" max x 9' (2.9m x 2.74m) PVC double glazed window to rear aspect, double radiator.

**BEDROOM THREE** 9' 7" x 7' 10" (2.92m x 2.39m) PVC double glazed window to rear aspect, double radiator.

**BATHROOM** Obscure PVC double glazed window to side aspect, close coupled WC, vanity unit, stainless steel heated towel rail, tiled to principal areas, extractor fan.

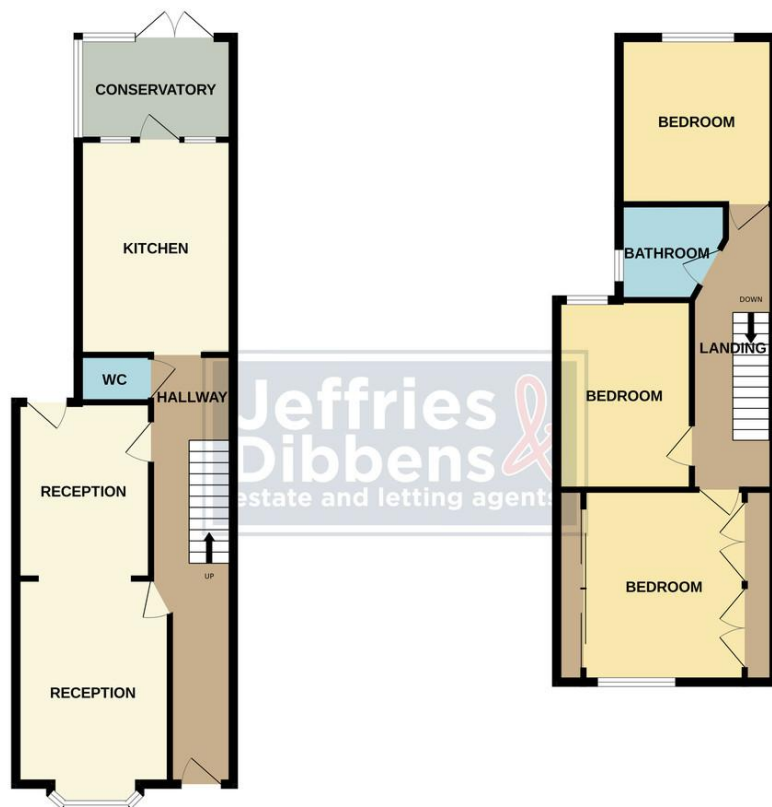
**REAR GARDEN** 24' (7.32m) Fully enclosed, outside tap.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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  
Dibbens &**  
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