

£270,000

30 Wymering Lane

Portsmouth, PO6 3JU

PROPERTY SUMMARY

We're pleased to present to the market this modernised three bedroom house located in Wymering Lane, only a short walk to QA hospital and within easy access of Cosham High Street and Train Station. The property briefly comprises of a hallway, a lounge, a modern fitted kitchen, a beautiful bathroom and three bedrooms. Externally there is a good size rear garden as well as off road parking located at the front of the property. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking, steps leading to front door.

HALLWAY

LOUNGE 15' 5" x 11' 11" (4.7m x 3.63m)

KITCHEN 12' 7" x 8' 0" (3.84m x 2.44m)

BATHROOM 6' 2 max" x 6' 1 max" (1.88m x 1.85m)

LANDING

BEDROOM ONE 12' 6" x 11' 11" (3.81m x 3.63m)

BEDROOM TWO 16' 6" x 8' 0" (5.03m x 2.44m)

BEDROOM THREE 12' 8" x 6' 7" (3.86m x 2.01m)

REAR GARDEN

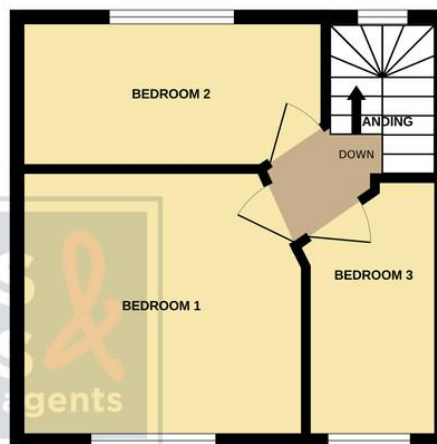
Agents note

The porch will be removed by the current owner.

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		87 B
69-80	C		
55-68	D		
39-54	E	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
Dibbensen**
estate and letting agents

OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire, PO6
2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk