

£219,995
23 Toronto Road
Portsmouth, PO2 7QB

PROPERTY SUMMARY

NO FORWARD CHAIN. Jeffries & Dibbens are delighted to offer for sale this three-bedroom, terraced property located on Toronto Road, Portsmouth. Ground-floor accommodation comprises a 22ft reception room, a fitted kitchen and bathroom to the rear. The first floor consists of three bedrooms. Additional benefits include gas central heating, double glazing throughout and a fully enclosed 24ft rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

ENTRANCE HALL Overhead storage cupboard housing mains, radiator, door to rear garden, stair to first floor landing, obscure PVC double glazed door to reception room, door to kitchen.

RECEPTION ROOM 22' 03" x 10' 02" (6.78m x 3.1m) PVC double glazed window to front aspect, electric feature fireplace, two radiators, PVC double glazed window to rear aspect.

KITCHEN 10' 05" x 7' 10" (3.18m x 2.39m) PVC double glazed window to side aspect, range of wall and base units, roll top work services, tiled to principle areas, vinyl flooring, wall mounted 'Glow worm' combination boiler, stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, space for fridge/freezer, integral gas hob and electric oven, stainless steel overhead extractor fan, obscure PVC double glazed door to rear garden.

BATHROOM Obscure PVC double glazed window to rear aspect, radiator, close coupled WC, pedestal mounted wash basin, panelled bath, overhead electric shower, tiled to principle areas, extractor fan.

FIRST FLOOR LANDING PVC double glazed window to side aspect, loft hatch, door to all rooms.

BEDROOM ONE 13' 03" x 10' 10" (4.04m x 3.3m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11' 00" x 10' 04" (3.35m x 3.15m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 11' 01" x 7' 11" (3.38m x 2.41m) PVC double glazed window to rear aspect, radiator, storage cupboard, loft hatch.

GARDEN 24ft' (7.32m) Outside tap, paved.

GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR
443 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA : 933 sq.ft. (86.6 sq.m.) approx.

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		83 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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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**
estate and letting agents

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