



**£260,000**  
**5 Boston Road**  
Wymering, PO6 3LG

## PROPERTY SUMMARY

Offered to the market with NO FORWARD CHAIN we're pleased to present to the market this three bedroom semi detached property located within a short walking distance of QA Hospital in Boston Road, Wymering. The property consists of a lounge, a dining area, a kitchen and sitting area, a conservatory accessed by the garden and a downstairs shower room, with three good size bedrooms located to the first floor. Externally the property boasts off road parking and a well maintained west facing rear garden. To arrange your viewing contact our Drayton Office today!





**FRONT** Off road parking.

**ENTRANCE**

**SHOWER ROOM**

**LOUNGE** 14' 6" x 10' 7" (4.42m x 3.23m)

**DINING AREA** 8' 3" x 6' 9" (2.51m x 2.06m)

**KITCHEN** 9' 7" x 8' 9" (2.92m x 2.67m)

**SITTING AREA** 10' 1" x 8' 3" (3.07m x 2.51m)

**CONSERVATORY** 8' 2" x 7' 3" (2.49m x 2.21m)

**LANDING**

**BEDROOM ONE** 14' 9" x 11' 0" (4.5m x 3.35m)

**BEDROOM TWO** 9' 5" x 9' 0" (2.87m x 2.74m)

**BEDROOM THREE** 11' 7" x 7' 1" (3.53m x 2.16m)

**REAR GARDEN**

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 A

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	71	79
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.



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