



**£375,000**  
**74 Grove Road**  
Portsmouth, PO6 1PT

## PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented three bedroom family home located close to local schools, shops and transport links. The accommodation on offer consists of a porch, a hallway, a lounge, a spacious kitchen which opens into a dining area with access to a utility room. Ascending the stairs to the first floor you will find three bedrooms and a stunning modern family bathroom. To the rear of the property you will find a good size south facing garden with lawn and decked seating areas as well as access to a garage, complete with power and lighting. Other benefits include double glazing and gas central heating. To arrange your viewing contact our Drayton Office today!

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**FRONT** Door leading to porch.

**PORCH** Inner door to hallway

**LOUNGE** 15' 4 into bay" x 13' 0" (4.67m x 3.96m)

**SHOWER ROOM** 6' 11" x 5' 8" (2.11m x 1.73m)

**KITCHEN AREA** 13' 10" x 11' 0" (4.22m x 3.35m)

**DINING AREA** 17' 3" x 7' 4" (5.26m x 2.24m)

**UTILITY ROOM**

**FIRST FLOOR LANDING**

**BEDROOM ONE** 16' 0 into bay" x 11' 9" (4.88m x 3.58m)

**BEDROOM TWO** 13' 10" x 9' 11" (4.22m x 3.02m)

**BEDROOM THREE** 7' 11" x 6' 8" (2.41m x 2.03m)

**BATHROOM**

**REAR GARDEN** South facing rear garden which is mainly laid to lawn with decked seating area. Access to a garage and to the rear.

**GARAGE** Power & Lighting.





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 C

**VIEWINGS**  
By prior appointment only

EPC TO FOLLOW

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 &**  
estate and letting agents

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