

£399,995
100 Union Road
Portsmouth, PO3 6GF

PROPERTY SUMMARY

GARAGE & OFF ROAD PARKING! Jeffries & Dibbens are delighted to bring to the market this four bedroom, semi-detached town house, located in Union Road, Milton. Beautifully presented throughout, the ground floor comprises a 20ft integral garage, a WC and a 16ft bedroom with bi-fold doors leading out to the 32ft rear garden. The first floor accommodation offers a 16ft reception room and a 16ft modern fitted kitchen/diner with integrated appliances. The second floor comprises three bedrooms and a family bathroom, with the master bedroom benefiting from an en-suite shower room. Additional benefits include double glazing, gas central heating and a hardstand providing off road parking. An internal viewing is advised and this can be arranged by calling our Portsmouth branch, open late! 02392 661 662

4 
2 
1 





COMPOSITE FRONT DOOR TO:-

HALLWAY Radiator, stairs to first floor, door to garage, door to WC, door to bedroom four.

WC Obscure PVC double glazed window to front aspect, close coupled WC, pedestal mounted wash basin, tiled to principle areas, radiator, spot lighting, extractor.

BEDROOM FOUR 16' 10" into recess x 9' 01" (5.13m x 2.77m) PVC double glazed bi-fold doors to garden, under stairs storage cupboard, radiator, built in cupboard housing water tank.

FIRST FLOOR LANDING Radiator, stairs to second floor, doors to:-

KITCHEN/DINER 16' narrowing to 8'02" x 16'11" narrowing to 9'11" (5.08m x 5.11m) Two PVC double glazed windows to rear aspect, modern fitted kitchen comprising range of wall and base units, square edge work surfaces, 1 1/2 stainless steel sink and drainer unit with mixer tap, splash back, integral electric oven, integral gas hob with extractor over, integral fridge/freezer, integral dishwasher, two radiators, spot lighting.

RECEPTION ROOM 16' 11" x 12' 01" maximum (5.16m x 3.68m) Three PVC double glazed windows to front aspect, two radiators.

SECOND FLOOR LANDING Radiator, doors to:-

BEDROOM ONE 17' 0" x 9' 10" maximum (5.18m x 3m) PVC double glazed window to front aspect, radiator, door to:-

EN-SUITE SHOWER ROOM Walk in shower cubicle, pedestal mounted wash basin, close coupled WC, chrome heated towel radiator, tiled to principle areas, spot lighting, extractor.

BATHROOM Panelled bath with electric shower unit over, pedestal mounted wash basin, close coupled WC, chrome heated towel radiator, tiled to principle areas, spot lighting, extractor.

BEDROOM TWO 9' 11" x 9' 05" excluding wardrobe depth (3.02m x 2.87m) PVC double glazed window to rear aspect, radiator, built in wardrobe.

BEDROOM THREE 8' 03" x 6' 09" (2.51m x 2.06m) PVC double glazed window to rear aspect, radiator.

GARDEN 32' approx. x 18' (10.67m x 5.49m) Decked area, artificial grass area, patio area, side pedestrian access.

GARAGE 20' 3" x 9' 09" (6.17m x 2.97m) Power and lighting, wall mounted gas and electric meters, up and over door, plumbing for washing machine.

FRONT Hardstand to provide off road parking.

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

EPC TO FOLLOW



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, 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.
Made with Metagix ©2025

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

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk