

£260,000
7 Stroud Close
Paulsgrove, PO6 4FA

Built in 2004 and tucked away in a quiet cul-de-sac, this three bedroom mid terrace home with NO FORWARD CHAIN offers bright, well-proportioned accommodation over three floors. The ground floor comprises an entrance hallway, fitted kitchen, cloakroom, generous 17ft (approx.) lounge and a conservatory overlooking the rear garden. The first floor features two good-sized bedrooms, including a spacious L-shaped principal bedroom, together with the family bathroom. A further double bedroom occupies the second floor, offering flexible space for a home office or guest room if required. Outside, the property benefits from an enclosed rear garden and an allocated parking space. Conveniently located close to local amenities, schools and transport links. Contact our Portchester branch today to arrange your viewing!

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HALL

KITCHEN 11' 4" x 8' 9" (3.47m x 2.68m)

WC 3' 6" x 5' 0" (1.08m x 1.53m)

LOUNGE 17' 5" x 13' 1" (5.32m x 4.0m)

CONSERVATORY 8' 0" x 10' 0" (2.46m x 3.07m)

LANDING

BEDROOM ONE 17' 6" x 13' 1" (5.34m x 3.99m)

BEDROOM TWO 11' 4" x 13' 1" (3.47m x 3.99m)

BATHROOM 7' 6" x 5' 8" (2.29m x 1.74m)

LANDING

BEDROOM THREE 11' 7" x 9' 6" (3.54m x 2.91m)

GARDEN



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	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.

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