



£275,000
5 Pendennis Road
Paulsgrove, PO6 4JJ

We are delighted to offer for sale this semi-detached three bedroom family home situated in Pendennis Road, Paulsgrove. The property comprises; entrance hallway, a spacious lounge, an 18'10" fitted kitchen/diner and a UPVC conservatory to the ground floor. The upstairs boasts three good size bedrooms, bathroom and separate WC. To the rear of the property there is a westerly aspect garden with storage sheds. There is also off road parking to the front of the property. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Portchester).

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HALLWAY 13' 8" x 6' 0" (4.17m x 1.83m)

LOUNGE 16' 3" x 12' 7" (4.95m x 3.84m)

KITCHEN/DINER 18' 10" x 10' 2" (5.74m x 3.1m)

CONSERVATORY 10' 3" x 9' 4" (3.12m x 2.84m)

LANDING 9' 10" x 7' 6" (3m x 2.29m)

BEDROOM ONE 13' 3" x 11' 2" (4.04m x 3.4m)

BEDROOM TWO 11' 2" x 10' 2" (3.4m x 3.1m)

BEDROOM THREE 8' 1" x 8' 1" (2.46m x 2.46m)

BATHROOM 7' 5" x 5' 1" (2.26m x 1.55m)

WC 4' 5" x 2' 5" (1.35m x 0.74m)

REAR GARDEN Approx. 40' 0" x 25' 0" (12.19m x 7.62m) West facing.

PARKING Off road parking to the front of the property. Electric vehicle charging point.

AGENTS NOTE

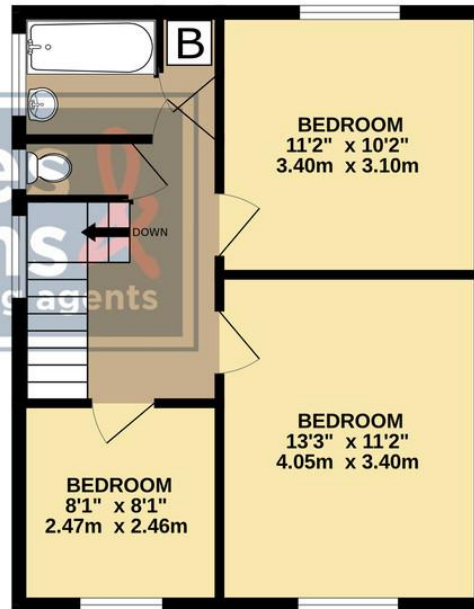
Please note that this property is a non-standard construction - Laing Easi-Form (concrete construction). Please speak to our mortgage advisor to check lending suitability.





GROUND 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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1ST FLOOR

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		
69-80	C	73 C	79 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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