



£400,000
5 Buckby Lane
Portsmouth, PO3 5UY

PROPERTY SUMMARY

GARAGE & OFF ROAD PARKING!! Jeffries Estate Agents are delighted to bring to the market this comprehensive town house, located in Buckby Lane, Anchorage Park. This substantial and well-presented property offers many features. Ground floor accommodation comprises a 16' modern fitted kitchen/diner, a 16ft reception room which overlooks the rear garden, a 16' bedroom/reception room and a WC. The first floor offers three bedrooms and a modern fitted shower room, with the second floor boasting two double bedrooms with an en-suite shower room and bathroom respectively. Other benefits include gas central heating, double glazing and a west facing garden with side pedestrian access. The property also boasts a garage with power & light and off road parking. Contact our Portsmouth branch to arrange your viewing!





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Obscure PVC double glazed window to side aspect, door to WC, double doors to bedroom/reception room, door to kitchen/diner, stairs to first floor, radiator, under stairs storage area.

WC Obscure PVC double glazed window to front aspect, close coupled WC, vanity unit, tiled walls, radiator, built in storage cupboard.

RECEPTION ROOM/BEDROOM 16' x 8' 5" (4.88m x 2.57m) PVC double glazed window to front aspect, radiator.

KITCHEN/DINER 16' 9" x 11' 7" (5.11m x 3.53m) PVC double glazed window to rear reception room, archway to rear reception room, radiator, range of wall and base units, marble effect work surfaces, one and a half bowl ceramic sink and drainer unit with adjustable mixer tap, integral electric double oven, integral 5 ring gas hob with stainless steel extractor hood over, plumbing for washing machine, space for 'American' style fridge/freezer, integral dishwasher, tiled splash back, integral fridge/freezer, breakfast bar.

RECEPTION ROOM 16' 1" x 11' 10" (4.9m x 3.61m) Dual aspect PVC double glazed windows, PVC double glazed doors to garden, two radiators, spot lighting.

FIRST FLOOR LANDING PVC double glazed window to side aspect, stairs to second floor, built in airing cupboard, doors to.

BEDROOM 16' 11" x 11' 9" (5.16m x 3.58m) Two PVC double glazed windows to rear aspect, two radiators.

SHOWER ROOM Walk in shower cubicle with 'Rainfall' style shower over, close coupled WC, vanity unit, chrome heated towel rail, tiled flooring, tiled walls, extractor fan.

BEDROOM 9' 7" x 8' 4" (2.92m x 2.54m) PVC double glazed window to front aspect, radiator.

BEDROOM 8' 1" x 7' 5" (2.46m x 2.26m) PVC double glazed window to front aspect, radiator.

SECOND FLOOR LANDING PVC double glazed window to side aspect, radiator, doors to.

BEDROOM 15' excluding wardrobe depth x 11' 8" narrowing to 8' 11" (4.57m x 3.56m) Two PVC double glazed windows to rear aspect, two radiators, built in wardrobes, door to ensuite.

ENSUITE SHOWER ROOM Walk in shower cubicle with 'Rainfall' style shower over, close coupled WC, vanity unit, chrome heated towel rail, fully tiled walls and floor, spot lighting, extractor fan.

BEDROOM 13' 6" x 11' 8" (4.11m x 3.56m) PVC double glazed window to front aspect, radiator, built in airing cupboard housing immersion tank, door to ensuite bathroom.

ENSUITE BATHROOM Obscure PVC double glazed window to front aspect, free standing bath with mains shower attachment, close coupled WC, pedestal mounted wash basin, tiled to principal areas, tiled flooring, extractor, chrome heated towel.

GARAGE 16' 8" x 8' 2" (5.08m x 2.49m) Power and light, up and over door.

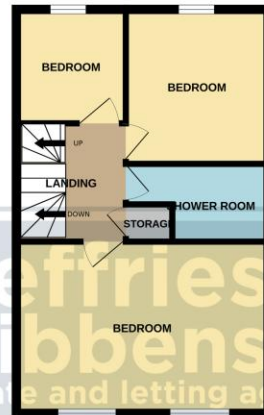
DRIVEWAY Electric vehicle charging point.



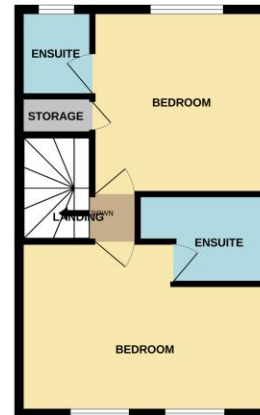
GROUND FLOOR



1ST FLOOR



2ND 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 E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 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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