

GUIDE PRICE

£315,000 - £325,000

31 Raymond Road

Paulsgrove, PO6 4RA

We are delighted to welcome to the market this well-proportioned three-bedroom semi-detached home, ideally situated in Raymond Road, Paulsgrove. Offering spacious accommodation throughout, the property comprises an entrance hall, a generous lounge/diner providing an ideal space for relaxing and entertaining, and a fitted kitchen. To the first floor are three good sized bedrooms and a fitted family bathroom suite. Externally, the property further benefits from a generous rear garden, off-road parking and a detached garage. An internal viewing is highly recommended to fully appreciate the space and potential on offer and can be arranged by contacting Jeffries & Dibbens.

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ENTRANCE HALL

LOUNGE/DINER 23' 10" x 12' 9" (7.27m x 3.9m)

KITCHEN 9' 10" x 10' 2" (3.02m x 3.12m)

LANDING

BEDROOM ONE 12' 9" x 11' 2" (3.91m x 3.42m)

BEDROOM TWO 11' 2" x 10' 11" (3.42m x 3.33m)

BEDROOM THREE 7' 11" x 6' 10" (2.42m x 2.10m)

BATHROOM 5' 2" x 8' 2" (1.58m x 2.51m)

REAR GARDEN

GARAGE

DRIVEWAY







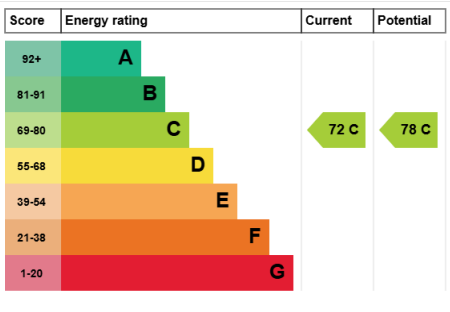
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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
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