

£235,000
23 Paulsgrove Road
Portsmouth, PO2 7HP

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Pauslgrove Road, North End. Well presented throughout, this property offers a selection of benefits. Accommodation comprises 25ft reception room, a modern-fitted kitchen and a downstairs bathroom, with three bedrooms to the first floor. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Door to reception room.

RECEPTION ROOM 25' 11" x 13' 1" max (7.9m x 3.99m) PVC double glazed bay window to front aspect, two double radiators, laminate flooring, under stairs cupboard space, door to kitchen.

KITCHEN 10' 1" x 8' 11" (3.07m x 2.72m) PVC double glazed window to side aspect, range of wall and base units, quartz granite work surfaces, resin 1 1/2 bowl sink with mixer tap and drainer unit, space for fridge/freezer, cupboard housing wall mounted combination boiler, plumbing for dishwasher, integral electric oven, induction hob, tiled flooring, door to lobby.

LOBBY Obscure PVC double glazed back door to garden, tiled flooring, cupboard housing freezer.

BATHROOM Obscure PVC double glazed window to rear aspect, freestanding bath, pedestal wash basin, close coupled WC, extractor fan, tiled flooring.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two and bedroom three, cupboard.

BEDROOM ONE 13' 2" x 11' 11" (4.01m x 3.63m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' 2" max x 7' 11" (3.71m x 2.41m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 9' 7" x 8' 10" (2.92m x 2.69m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN 24' (7.32m) approx West facing, fully enclosed, paving, artificial grass, outside tap, wooden shed, bike storage area.





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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 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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