

Jeffries Dibbens  
**FOR SALE**  
023 2366 1662  
000

GUIDE PRICE  
**£210,000**  
**113 Tipner Road**  
Portsmouth, PO2 8QP



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two double bedroom, mid-terraced property located in Tipner Road, Tipner. The accommodation on offer comprises two reception rooms, a 9ft fitted kitchen, an upstairs four piece bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a south facing rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





**OBSCURE PVC DOUBLE GLAZED DOOR TO:-**

**HALLWAY** Wall mounted electric meter and fuseboard, radiator, stairs to first floor, door to reception room one and reception room two.

**RECEPTION ROOM ONE** 12' 9" into bay + excluding recess x 9' 10" (3.89m x 3m) PVC double glazed bay window to front aspect, gas meter, radiator, feature fireplace with inset electric heater.

**RECEPTION ROOM TWO** 13' 1" x 11' 6" into recess (3.99m x 3.51m) PVC double glazed window to rear aspect, radiator, under stairs storage cupboard, feature fireplace with inset electric heater, opening to kitchen.

**KITCHEN** 9' 2" x 8' 1" (2.79m x 2.46m) PVC double glazed window to side aspect, range of wall and base level units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap over, integral oven, integral gas hob, space for fridge/freezer, plumbing for dishwasher, tiled to principle area, tiled flooring, doorway to rear lobby.

**REAR LOBBY** Obscure PVC double glazed door to garden, door to utility cupboard housing plumbing for washing machine and wall mounted 'Vaillant' combination boiler, tiled flooring.

**FIRST FLOOR LANDING** Loft hatch, doors to:-

**BEDROOM ONE** 13' 2" x 11' 6" including wardrobe depth (4.01m x 3.51m) PVC double glazed window to front aspect X2, radiator, built in wardrobe and storage.

**BEDROOM TWO** 11' 6" including wardrobe depth x 10' 1" (3.51m x 3.07m) PVC double glazed window to rear aspect, radiator, built in wardrobe, additional built in storage cupboard.

**BATHROOM** 12' 1" x 8' 2" (3.68m x 2.49m) Obscure PVC double glazed window to rear and side aspect, panelled corner bath, pedestal mounted wash basin, close coupled WC, walk-in shower, radiator, tiled to principle areas, tiled flooring, built in storage cupboard, extractor.

**REAR GARDEN** 30' (9.14m) approx. Fully enclosed, south facing, mainly laid to paving with artificial grass area.



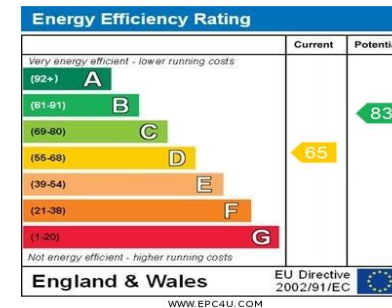
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band

**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.



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