

£269,995
31 Target Road
Portsmouth, PO2 8QT

PROPERTY SUMMARY

NO FORWARD CHAIN & GARAGE! Jeffries & Dibbens in Portsmouth are delighted to offer for sale this three bedroom, terraced property located in Target Road, Tipner. Accommodation comprises two reception rooms, fitted kitchen and a conservatory. The first floor consists of three bedrooms and an upstairs bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden providing access to a garage. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





PVC DOUBLE GLAZED FRENCH DOORS

PORCH Hardwood front door to hallway, PVC double glazed windows to front aspect.

HALLWAY Obscure window to front aspect, radiator, laminate flooring, stairs to first floor, stairs to first floor, door to reception room, open to kitchen, open to reception room two, under stairs cupboard housing gas and electric meters.

KITCHEN 6' 7" x 6' 9" (2.01m x 2.06m) Wood block work surfaces, gas cooker point, plumbing for dishwasher, ceramic butler sink with mixer tap, tiled to principal areas, range of wall and base units, laminate flooring.

RECEPTION ROOM ONE 14' 4" into bay x 11' 10" max (4.37m x 3.61m) PVC double glazed bay window to front aspect, two radiators, feature fireplace, laminate flooring.

RECEPTION ROOM TWO 12' 8" max x 9' 10" (3.86m x 3m) Windows to rear aspect, single glazed hardwood door to conservatory, radiator, laminate flooring, space for fridge/freezer.

CONSERVATORY PVC double glazed back door to garden, radiator, plumbing for washing machine, space for tumble dryer, space for freezer.

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

BEDROOM ONE 12' 1" max x 10' max (3.68m x 3.05m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 14' 1" narrowing to 11' 1" x 9' 11" (4.29m x 3.02m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 7' 9" max x 6' 10" (2.36m x 2.08m) PVC double glazed window to front aspect, radiator cupboard housing wall mounted boiler and immersion tank.

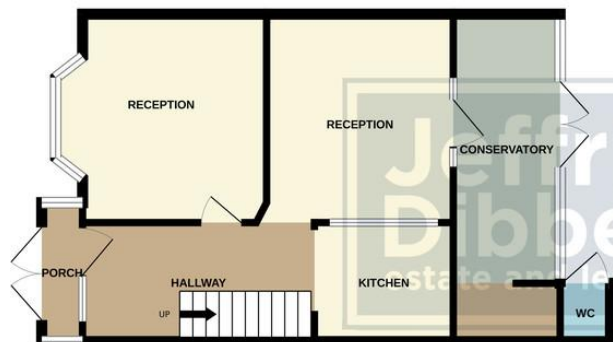
BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, stainless steel heated towel rail, bath, tiled to principal areas, walk in shower cubicle with rainfall shower.

REAR GARDEN 44' plus garage depth (13.41m) West facing, fully enclosed, patio, access to garage, outside tap, out house.

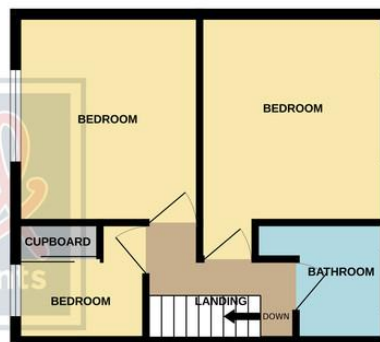
GARAGE 15' 7" x 12' approx (4.75m x 3.66m) Barn door.



GROUND FLOOR



1ST 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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 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.

**Jeffries
Dibbensen**
estate and letting agents

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk