

£395,000

58 Jenkins Grove

Portsmouth, PO3 6HF

PROPERTY SUMMARY

DOUBLE GARAGE! Jeffries & Dibbens are excited to bring to the market this five bedroom, mid-terraced property located in Jenkins Grove, Baffins. Offering substantial accommodation throughout, the ground floor comprises a 26ft lounge/diner which opens onto an 8ft modern fitted kitchen, a further 14ft reception room with bi-fold doors leading to the south facing rear garden, and a modern fitted shower room. First floor accommodation offers three bedrooms and a modern fitted family bathroom, with stairs leading to the second floor where two further bedrooms can be found. Additional benefits include double glazing, gas central heating, plus a double garage measuring 18ft x 16ft and with power & light. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662

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PVC DOUBLE GLAZED DOORS TO:-

PORCH Tiled flooring, stained glass borrowed light windows to hallway, obscure hard wood front door to hallway.

HALLWAY Stairs to first floor, under stairs storage cupboard, dado rail, picture rail, vertical radiator, spot lighting, doors to reception room one, laminate wood flooring.

RECEPTION ROOM ONE 26' 05" into bay x 12'09" narrowing to 11'04" (8.05m x 3.94m) PVC double glazed bay window to front aspect, glazed folding doors to reception room two, two vertical radiators, laminate wood flooring, picture rail, feature fireplace with log burner, opening to kitchen.

KITCHEN 8' 08" x 7' 04" (2.64m x 2.24m) PVC double glazed window to rear aspect, range of wall and base units, wood laminate work tops with matching splash back, 1 1/2 bowl sink and drainer unit with mixer tap and filter tap, integral electric oven with five ring gas hob and extractor hood over, integral fridge/freezer, integral dishwasher, breakfast bar, laminate wood flooring.

RECEPTION ROOM TWO 14' 08" x 13' 01" (4.47m x 3.99m) Two PVC double glazed skylight's, PVC double glazed bi-fold doors to garden, vertical radiator, spot lighting, laminate wood flooring, door to shower room, built in utility cupboard housing plumbing for washing machine and space for tumble dryer.

SHOWER ROOM Walk in shower cubicle with 'rainfall' style shower over, wall mounted wash basin, close coupled WC, radiator, tiled walls and flooring, wall mounted 'Vaillant' combination boiler.

FIRST FLOOR LANDING Stairs to second floor, radiator, dado rail, picture rail, doors to:-

BEDROOM ONE 13' 11" into bay x 10' 07" excluding recess (4.24m x 3.23m) PVC double glazed bay window to front aspect, radiator, picture rail.

BEDROOM TWO 12' 03" x 11' 10" (3.73m x 3.61m) PVC double glazed window to rear aspect, radiator, spot lighting, picture rail.

BEDROOM FIVE PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, panelled bath with mains shower over, chrome heated towel radiator, fully tiled walls and flooring.

SECOND FLOOR LANDING Doors to:-

BEDROOM THREE 16' 08" x 8' 06" (5.08m x 2.59m) Two PVC double glazed windows to rear aspect, radiator.

BEDROOM FOUR 12' 05" maximum x 12'04" narrowing to 6'10" (3.78m x 3.81m) PVC double glazed window to front aspect, eaves storage, built in wardrobe, radiator.

GARDEN 25' 06" x 19' 03" (7.77m x 5.87m) South facing, mainly laid to artificial grass with paved area, outside tap, storage shed, PVC door to garage.

DOUBLE GARAGE 18' 11" x 16' 08" (5.77m x 5.08m) Power and lighting, two PVC double glazed windows, electric remote controlled door.



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

EPC TO FOLLOW

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 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