



**£285,000**  
**40 Oriel Road**  
Portsmouth, PO2 9EQ

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to bring to the market this substantial, three bedroom, end-terraced property located in Oriel Road, North End. The first floor comprises three bedrooms, a family shower room and access to the 15' loft room. The ground floor offers two reception rooms, a 12' kitchen, a conservatory and an additional WC. Further benefits include gas central heating, double glazing and a 31' fully enclosed, rear garden. Contact our Portsmouth branch for more information! 023 92 661 662





## COMPOSITE FRONT DOOR

**INNER PORCH** Obscure PVC double glazed window to front aspect, door to.

**RECEPTION ROOM ONE** 15' 8" into bay x 15' 9" (4.78m x 4.8m) PVC double glazed bay window to front aspect, double radiator, fitted gas fire with feature surround and hearth, door to hallway.

**HALLWAY** Double radiator, stairs to first floor, under stairs storage cupboard housing electric meters, folding door to kitchen, door to reception room two.

**KITCHEN** 10' x 9' 4" (3.05m x 2.84m) PVC double glazed window to rear aspect, obscure double glazed window to side aspect, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, fitted stainless steel gas hob, electric oven and extractor over, integrated fridge/freezer, larder/utility cupboard, tiled splash back, extractor.

**LARDER/UTILITY CUPBOARD** Obscure window to rear aspect, wall mounted boiler, plumbing for washing machine.

**RECEPTION ROOM TWO** 15' 10" x 11' 11" (4.83m x 3.63m) Double glazed window to side aspect, double radiator, built in storage cupboard, fitted gas fire, double glazed patio door to conservatory.

**CONSERVATORY** 9' 4" x 6' 5" (2.84m x 1.96m) PVC double glazed window to rear aspect, PVC double glazed door to garden, polycarbonate roof, built in storage cupboard, door to WC.

**WC** Obscure window to rear aspect, high level WC.

**FIRST FLOOR LANDING** Radiator, stairs to second floor, doors to bedroom one, bedroom two, bedroom three and shower room.

**BEDROOM TWO** 13' 1" x 11' 11" (3.99m x 3.63m) Double glazed window to rear aspect, radiator.

**SHOWER ROOM** Obscure PVC double glazed window to side aspect, radiator, walk in shower area, pedestal basin, close coupled WC, tiled to principal areas.

**BEDROOM THREE** 9' 4" x 10' 1" (2.84m x 3.07m) Double glazed windows to side and rear aspect, cupboard housing water tank.

**BEDROOM ONE** 15' 8" into bay x 14' 2" (4.78m x 4.32m) PVC double glazed bay window to front aspect, PVC double glazed window to front aspect, double radiator.

**SECOND FLOOR LANDING** Eaves access, door to.

**LOFT ROOM** 15' 7" x 12' 1" (4.75m x 3.68m) Double glazed window to rear aspect, radiator, eaves access.

**REAR GARDEN** 31' x 16' (9.45m x 4.88m) Fully enclosed, mainly laid to lawn, outside tap, storage cupboard.





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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 73 C      |
| 55-68 | D             | 58 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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