

Jeffries & Dibbens
FOR SALE
01323 441 441
jeffries.co.uk

£239,995
26 Renny Road
Portsmouth, PO1 5BA

PROPERTY SUMMARY

No Forward Chain! Jeffries & Dibbens are delighted to be chosen to market this bay and forecourt, terraced property located in Renny Road, Fratton. Accommodation comprises two reception rooms, a 14' fitted kitchen, three bedrooms and family bathroom. Additional benefits include gas central heating, double glazing and a fully enclosed South-East facing garden. Call us today on 023 92 661 662. Phone lines open until 8pm weekdays!

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PVC DOUBLE GLAZED COMPOSITE DOOR TO

HALLWAY Stairs to first floor, under stairs storage cupboard housing gas and electric meters, PVC double glazed door to garden, doors to.

RECEPTION ROOM ONE 14' 1" x 10' 1" (4.29m x 3.07m) PVC double glazed window to front aspect, radiator, electric fire.

RECEPTION ROOM TWO 10' 11" x 9' 03" (3.33m x 2.82m) PVC double glazed windows to side aspect, radiator, opening to.

KITCHEN 14' 3" x 9' 3" (4.34m x 2.82m) PVC double glazed window to rear aspect, radiator, roll top work surface, wall and base units with stainless steel sink and drainer unit with mixer tap, space for fridge/freezer, gas cooker, plumbing for washing machine and dishwasher, overhead extractor, PVC double glazed door to garden.

FIRST FLOOR LANDING Loft access with pull down ladder, doors to

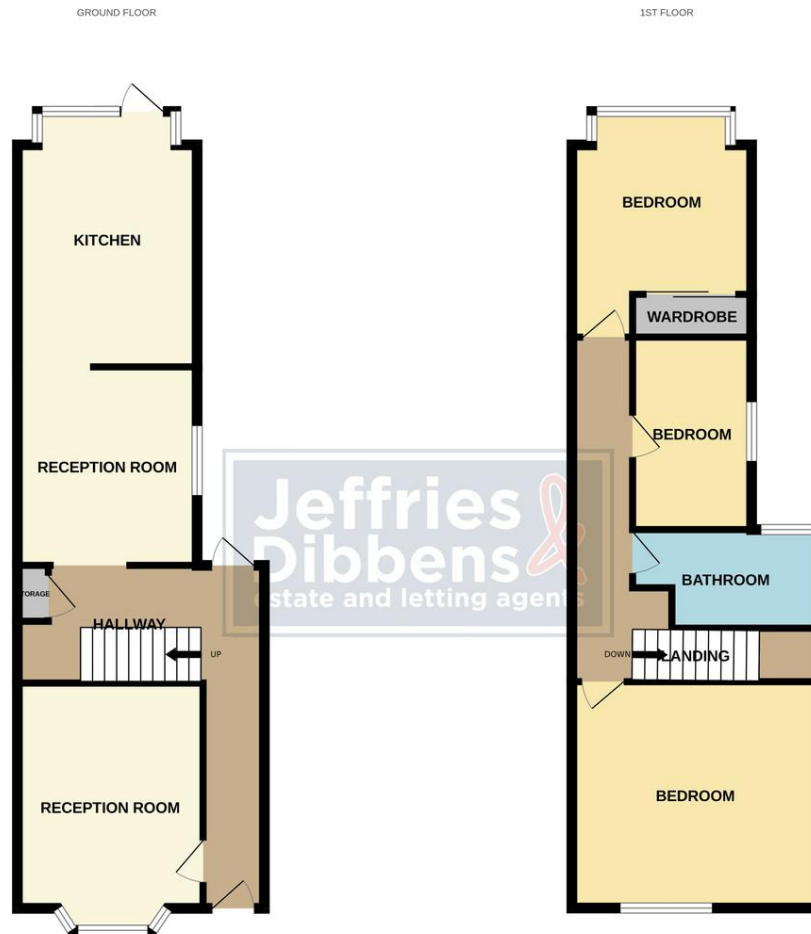
BEDROOM ONE 11' 10" x 11' 3" excluding built in wardrobe (3.61m x 3.43m) PVC double glazed window to front aspect, radiator, built in wardrobe.

BEDROOM TWO 11' 3" x 11' 3" (3.43m x 3.43m) PVC double glazed window to rear aspect, radiator, built in wardrobe

BEDROOM THREE 10' 10" x 6' 4" (3.3m x 1.93m) PVC double glazed window to side aspect, radiator, cupboard housing, wall mounted 'Ideal' combination boiler.

BATHROOM PVC double glazed window to rear aspect, panel enclosed bath with shower attachment, ceramic WC and wash basin.

REAR GARDEN 19' 4" (5.89m) South east facing, fully enclosed, brick built shed with power and lighting.



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		81 B
69-80	C		
55-68	D	63 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
& Dibbens**
estate and letting agents

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