

GUIDE PRICE

£240,000 - £250,000

17 Neelands Grove

Portsmouth, PO6 4QL

Guide Price £240,000 - £250,000. **Offered with Vacant Possession** Jeffries & Dibbens are delighted to welcome to the market this well-presented two-bedroom end-terrace home is ideally located in the sought after Neelands Grove area of Portchester, a location known for excellent local amenities. The accommodation comprises an entrance hall, a spacious lounge/diner and a fitted kitchen on the ground floor. To the first floor, there are two generously sized double bedrooms and a modern family bathroom complete with an overhead shower. Further benefits include double glazing throughout and gas central heating. Externally, the property offers a low-maintenance rear garden with convenient side access, along with allocated parking and additional visitor parking nearby.

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ENTRANCE HALL

KITCHEN 11' 0" x 5' 9" (3.35m x 1.75m)

LOUNGE/DINER 14' 2" x 11' 11" (4.32m x 3.63m)

LANDING

BEDROOM ONE 9' 4" x 9' 11" (2.84m x 3.02m)

BEDROOM TWO 10' 6" x 8' 7" (3.2m x 2.62m)

BATHROOM 6' 2" x 5' 7" (1.88m x 1.7m)

REAR GARDEN

ALLOCATED PARKING SPACE

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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	76 C
55-68	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

OFFICE ADDRESS
78 West Street, Portchester,
Fareham, PO16 9UN

CONTACT
023 9243 5000
portchester@jeffries.co.uk
www.jdea.co.uk