



**£295,000**  
**2a Pendennis Road**  
Portsmouth, PO6 4JJ

A well-presented two bedroom detached home with off road parking for two vehicles, situated in Pendennis Road, Paulsgrove. Built in 2015, this modern property offers spacious and well-maintained accommodation throughout. The ground floor comprises an entrance hallway, a convenient downstairs WC, a comfortable lounge, and a bright open-plan kitchen/dining room. To the first floor are two generously sized bedrooms and a contemporary family bathroom. Externally, the property benefits from a good-sized south-west facing rear garden, providing an excellent outdoor space with side access to the front of the property, where there is off road parking for two vehicles. Please call our Portchester office today!

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## HALLWAY

**WC** 5' 10" x 5' 4" (1.78m x 1.63m)

**LOUNGE** 14' 0" x 12' 2" (4.27m x 3.72m)

**KITCHEN/DINER** 9' 8" x 15' 10" (2.95m x 4.84m)

## LANDING

**BEDROOM ONE** 12' 4" x 15' 11" (3.78m x 4.86m)

**BEDROOM TWO** 11' 5" x 8' 5" (3.49m x 2.57m)

**BATHROOM** 6' 4" x 7' 1" (1.95m x 2.16m)

**REAR GARDEN**

**OFF ROAD PARKING**





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		96 A
81-91	B	84 B	
69-80	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

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