



£299,995
8 Braunston Close
Portsmouth, PO6 4EN

New to the market is this three bedroom, brick-built semi-detached house located in Braunston Close, Paulsgrove. The accommodation, which is well-presented throughout, comprises an entrance porch, lounge and an impressive 22ft (approx.) kitchen/diner with bi-folding doors opening onto the rear garden, along with a utility room and downstairs WC. To the first floor are three bedrooms and a four-piece bathroom. Additional benefits include double glazing, gas central heating, driveway parking for two vehicles and a larger than average rear garden. Contact our Portchester today to arrange an internal viewing.





PORCH

HALLWAY

LOUNGE 13' 10" x 10' 8" (4.22m x 3.25m)

KITCHEN/DINER 21' 10" x 10' 7" (6.65m x 3.23m)

UTILITY 14' 7" x 6' 2" (4.44m x 1.88m)

WC 5' 1" x 2' 5" (1.55m x 0.74m)

LANDING

BEDROOM ONE 12' 1" x 12' 8" (3.68m x 3.86m)

BEDROOM TWO 12' 0" x 9' 4" (3.66m x 2.84m)

BEDROOM THREE 8' 6" x 9' 3" (2.59m x 2.82m)

BATHROOM 8' 5" x 5' 5" (2.57m x 1.65m)

GARDEN

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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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