



£300,000
32 Boston Road
Portsmouth, PO6 3LG

PROPERTY SUMMARY

Situated within walking distance of QA hospital you will find this three bedroom semi detached house located in Boston Road, Wymering. The accommodation on offer consists of a lounge, a dining room, a kitchen and a downstairs shower room, while to the first floor you will find three good size bedrooms of which the master bedroom boasts ensuite facilities. Externally there is a generous rear garden and off road parking located to the front of the property. To arrange your viewing contact our Drayton Office today!

- 3 
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FRONT Off road parking to front, steps leading down to front door.

HALLWAY

LOUNGE 17' 6" x 10' 7" (5.33m x 3.23m)

DINING ROOM 10' 5" x 6' 3" (3.18m x 1.91m)

KITCHEN 10' 4" x 7' 7" (3.15m x 2.31m)

SHOWER ROOM 6' 6" x 4' 6" (1.98m x 1.37m)

LANDING

BEDROOM ONE 14' 3" x 11' 3" (4.34m x 3.43m)

ENSUITE

BEDROOM TWO 13' 9" x 7' 5" (4.19m x 2.26m)

BEDROOM THREE 10' 8" x 9' 8" (3.25m x 2.95m)

REAR GARDEN



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC TO FOLLOW



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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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
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