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£235,000
16 Winchester Road
Portsmouth, PO2 7PT

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbems are delighted to present for sale this terraced house offering three bedrooms, located in Winchester Road, Buckland. The property also offers a 22' lounge/diner, a 14', fitted kitchen, a downstairs bathroom and a separate WC. Further benefits include gas central heating, double glazing and a 71', south-facing, rear garden. Contact our Portsmouth branch today to arrange your internal inspection. 02392 661 662





PVC DOUBLE GLAZED FRONT DOOR:

INNER PORCH Wall mounted cupboard housing, electric and gas meter, obscured burrowed light window to rear aspect and to side aspect, door to:

LOUNGE/DINER 22' 5" x 12' 11" (6.83m x 3.94m) PVC double glazed window to front aspect and to rear aspect, double radiator, radiator, laminate wood flooring, door to hallway.

HALLWAY Obscure PVC double glazed window to side aspect, radiator, stairs to first floor, door to kitchen.

KITCHEN 14' 10" x 8' 1" (4.52m x 2.46m) PVC double glazed window to side aspect, obscure PVC double glazed door to garden, door to bathroom, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, fitted gas hob, tiled splash back, plumbing for washing machine, space for fridge/freezer.

BATHROOM PVC double glazed window to rear aspect, radiator, panelled bath and shower over, pedestal basin, extractor, tiled to principle areas, ceramic tiled flooring, sliding door to WC.

WC Obscure PVC double glazed window to rear aspect, close coupled WC, ceramic tiled flooring, built in storage cupboard.

LANDING PVC double glazed window to side aspect, loft hatch, door to all rooms.

BEDROOM ONE 12' 10" x 10' 11" (3.91m x 3.33m) PVC double glazed window to front aspect, radiator, laminate wood flooring.

BEDROOM TWO 11' 1" x 9' 11" (3.38m x 3.02m) PVC double glazed window to rear aspect, radiator, laminate wood flooring.

BEDROOM THREE 11' x 8' (3.35m x 2.44m) PVC double glazed window to rear aspect, cupboard housing combination boiler, laminate wood flooring.

OUTSIDE

REAR GARDEN 71' approximately x 133' (21.64m x 40.54m) Mainly laid to lawn, laid to paving, outside tap, block built storage shed.

GROUND FLOOR

1ST FLOOR



Jeffries & Dibbens
estate and letting agents

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		88 B
69-80	C	71 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.



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