

**£370,000**  
**41 Martin Road**  
Portsmouth, PO3 6JZ

## PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this three bedroom, semi-detached property located in Martin Road, Baffins. Beautifully presented throughout, this extended property comprises a 17ft reception room, a spacious kitchen/diner/breakfast room with the dining area measuring 10ft and the modern fitted kitchen/breakfast room measuring 16ft, plus a utility room and an outside WC. First floor accommodation offers three bedrooms, plus a modern fitted family bathroom. Additional benefits include double glazing, gas central heating, plus a low maintenance, 36ft West facing rear garden. The property also boasts a resin hardstand at the front to provide off road parking! We feel an internal viewing is advised to fully appreciate all on offer. Please contact our Portsmouth branch, open late! 02392 661 662





#### **OBSCURE COMPOSITE FRONT DOOR**

**HALLWAY** Stairs to first floor, column radiator, dado rail, obscure PVC double glazed window to front aspect, under stairs storage cupboard, spot lighting, door to kitchen/diner/breakfast room, door to reception room, 'Amtico' wood flooring, obscure PVC double glazed borrowed light window to utility.

**RECEPTION ROOM ONE** 17' 4" into bay x 11' 6" (5.28m x 3.51m) PVC double glazed bay window to front aspect, column radiator, built in media wall, wall mounted electric flame effect fire.

#### **KITCHEN/DINER/BREAKFAST ROOM**

**DINING AREA** 10' 6" x 9' 6" (3.2m x 2.9m) PVC double glazed doors to garden, radiator, 'Amtico' wooden flooring, opening to.

**KITCHEN/BREAKFAST ROOM** 16' 2" x 13' 5" (4.93m x 4.09m) PVC double glazed window to rear aspect, PVC double glazed door to garden, double glazed Velux window to rear aspect, two double glazed Velux windows to side aspect, range of wall and base units, square edge granite work surfaces, sink and drainer unit with mixer tap over, integral electric oven and grill, space for 'American' style fridge/freezer, radiator, 'Amtico' wood flooring, tiled to principal areas, spot lighting, central island with breakfast bar and integral electric hob with extractor hood over, door to utility room.

**UTILITY** 6' 8" x 5' 7" (2.03m x 1.7m) Wall and base units, square edge work surfaces, plumbing for washing machine, space for tumble dryer, obscure PVC double glazed borrowed light window to hallway, door to storage area.

**FIRST FLOOR LANDING** Obscure PVC double glazed window to side aspect, dado rail, doors to.

**BEDROOM ONE** 13' 8" into bay x 9' 5" excluding wardrobe (4.17m x 2.87m) PVC double glazed bay window to front aspect, range of built in wardrobes and storage, spot lighting, radiator.

**BEDROOM TWO** 13' 01" x 8' 06" (3.99m x 2.59m) PVC double glazed window to rear aspect, range of built-in wardrobes and storage, spot lighting, radiator.

**BEDROOM THREE** 9' 11" x 7' 02" (3.02m x 2.18m) PVC double glazed window to rear aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to front aspect, modern fitted bathroom comprising panelled 'P' shape bath with 'Rainfall' shower over, low level WC with concealed cistern, vanity unit, chrome towel radiator, spot lighting, loft hatch, fully tiled, extractor.

**OUTSIDE** Resin hardstand at front of property to provide off road parking.

**REAR GARDEN** 36' 7" x 25' (11.15m x 7.62m) West facing, laid to paving, two storage sheds, door to WC.

**WC** Wall mounted 'Vaillant' combination boiler (newly fitted 2024 approx.), dose coupled WC.

**GARAGE/STORAGE** Currently used as utility room and storage, potential to convert back to garage.



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             | 72 C    | 77 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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