

  
Jeffries & Dibbens  
**FOR SALE**  
023 9266 1662  
jdea.co.uk

**£210,000**  
**12 Corby Crescent**  
Portsmouth, PO3 5UN



## PROPERTY SUMMARY

OFF ROAD PARKING FOR TWO VEHICLES! First Time Buyers will undoubtedly be interested in this one bedroom house, located in Corby Crescent, Anchorage Park, Hilsea. Accommodation comprises a 20' modern-fitted lounge/kitchenette, a 12' bedroom and a first floor bathroom. Additional features include PVC double glazing, electric heating and a fully enclosed garden with rear pedestrian access, conveniently leading to the two allocated parking spaces. NO FORWARD CHAIN! Call Jeffries today on 023 9266 1662.





**HARD WOOD FRONT DOOR TO:**

**LOUNGE/KITCHENETTE** 20' 10" x 10' 11" (6.35m x 3.33m) PVC double glazed window to front aspect, PVC double glazed patio, doors to garden, electric wall heater. range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, fitted stainless steel electric oven, ceramic hob and extractor over, tiled splash back, integral washing machine, laminate wood flooring, under stairs storage cupboard, stairs to first floor.

**FIRST FLOOR LANDING** PVC double glazed window to front aspect, doors to:

**BATHROOM** PVC double glazed obscure window to front aspect, three piece bathroom suite comprising panel enclosed bath, close coupled WC, pedestal wash hand basin, tiled to principle areas, electric heater.

**BEDROOM** 12' 2" x 11' (3.71m x 3.35m) PVC double glazed window to rear aspect, electric heater, loft access with pull down ladder (partially boarded), cupboard housing water tank.

**OUTSIDE** Front - locked storage cupboard housing electric meter.

**REAR GARDEN** Fully enclosed, fully paved, rear pedestrian access leading to:

**OFF ROAD PARKING** Providing off road parking for approximately two vehicles.



GROUND FLOOR

1ST FLOOR



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		
69-80	C		78 C
55-68	D		
39-54	E	41 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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