



**£224,995**  
**35 Winchester Road**  
Portsmouth, PO2 7PS

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this three double bedroom, mid-terraced property located in Winchester Road, Buckland. The accommodation on offer comprises two reception rooms, a 12ft fitted kitchen, a fitted bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating and a 32ft rear garden. We feel this property would be ideally suited to first time buyers and investors alike, so contact our Portsmouth branch to arrange your viewing! 02392 661 662

- 3 
- 1 
- 2 





#### **OBSCUE PVC DOUBLE GLAZED FRONT DOOR**

**HALLWAY** Wall mounted meters and fuse board, door to reception room one, doorway to reception room two, laminate flooring.

**RECEPTION ROOM ONE** 10' 1" into recess x 9' 7" (3.07m x 2.92m) PVC double glazed window to front aspect, laminate flooring, radiator, two obscure borrowed light windows to reception room two.

**RECEPTION ROOM TWO** 12' 7" x 10' 2" into recess (3.84m x 3.1m) PVC double glazed door to garden, radiator, laminate flooring, feature fireplace, door to.

**INNER LOBBY** Radiator, laminate flooring, PVC double glazed door to garden, stairs to first floor, under stairs storage cupboard, door to.

**KITCHEN** 12' 8" x 7' 10" (3.86m x 2.39m) PVC double glazed window to side aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, space for cooker with extractor hood over, space for fridge/freezer, plumbing for washing machine, tiled to principal areas, laminate flooring, door to.

**REAR LOBBY** Obscure PVC double glazed door to garden, door to bathroom.

**BATHROOM** Obscure PVC double glazed window to rear aspect, panelled 'P' shaped bath with 'Rainfall' style shower over, pedestal mounted wash basin, close coupled WC, radiator, extractor fan, black sparkling panelling.

**FIRST FLOOR LANDING** Loft hatch, PVC double glazed window to side aspect, doors to.

**BEDROOM ONE** 12' 6" x 10' 1" into recess (3.81m x 3.07m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 10' 1" into recess x 9' 7" (3.07m x 2.92m) PVC double glazed window to rear aspect, radiator, built in storage.

**BEDROOM THREE** 10' 7" x 7' 10" (3.23m x 2.39m) PVC double glazed window to rear aspect, radiator, wall mounted 'Glow-Worm' combination boiler.

**REAR GARDEN** 32' 1" x 13' 2" (9.78m x 4.01m) Mainly laid to lawn with artificial grass, paved areas, outside tap, brick built storage shed.





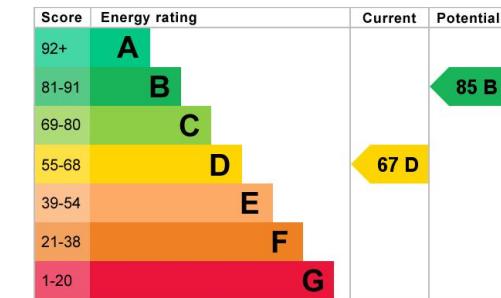
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.  
Made with Metropix ©2025

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only



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.