

£289,995
80 Oriel Road
Portsmouth, PO2 9EQ

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three double bedroom, terraced property located in Oriel Road, North End. Accommodation comprises a 37ft open plan reception room/kitchenette, an additional rear reception room, a conservatory and a downstairs W.C/utility room. The first floor consists of three double bedrooms, a family bathroom and access to a loft room, which is currently used as a storage room. To the rear is a private, fully-enclosed garden providing access to a lean-to conservatory and an outbuilding/bar, fitted with power and light. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





PVC DOUBLE GLAZED FRONT DOOR TO PORCH

PORCH Obscure hard wood front door to reception room one/kitchenette.

RECEPTION ROOM ONE/KITCHENETTE 37'2" narrowing to 28'6" x 14'3" narrowing to 10'7" (11.99m x 4.52m) Sash bay window to front aspect, sash window to rear aspect, oak flooring, two double radiators, fitted working fireplace, tiled to principle areas, range of wall and base units, twin sinks with mixer taps, PVC double glazed window to side aspect, integral dishwasher, gas cooker point, space for fridge/freezer, spotlighting, door to reception room two.

RECEPTION ROOM TWO 13' 2" x 10' 8" (4.01m x 3.25m) Window to rear aspect and to side aspect, door to conservatory, double radiator, door to cupboard, wood flooring.

CONSERVATORY 7' 10" x 7' 4" (2.39m x 2.24m) Wood flooring, radiator, door to garden, windows to rear aspect, door to WC/utility room.

WC/UTILITY ROOM Windows to side aspect and to rear aspect, float wash basin, radiator, plumbing for washing machine, space for dryer, low level WC.

FIRST FLOOR LANDING Door to bedroom one, bedroom two, bedroom three and the bathroom, inspection hatch, access to loft room.

BEDROOM ONE 15' 10" into bay x 15' 6" (4.83m x 4.72m) Sash bay window to front aspect, oak flooring, double radiator, feature fireplace.

BEDROOM TWO 14'8" narrowing to 13'2" x 10' 8" (4.6m x 3.25m) PVC double glazed window to rear aspect, radiator, door to cupboard housing wall mounted Worcester boiler, door to stairs leading to loft room.

BEDROOM THREE 11' 10" x 9' 9" (3.61m x 2.97m) PVC double glazed window to rear aspect, radiator.

BATHROOM Two obscure PVC double glazed windows to side aspect, pedestal wash basin, bath with shower attachment, close coupled WC, radiator, tiled to principle areas.

LOFT ROOM ONE 15' 6" maximum x 11' 7" (4.72m x 3.53m) Velux window to rear aspect, door to WC.

LOFT ROOM TWO 21' maximum x 8' 4" maximum (6.4m x 2.54m) Two Velux windows to side aspect, radiator, laminate flooring, spotlighting.

LOFT ROOM Velux window to side aspect, laminate flooring.

GARDEN 23ft' (7.01m) North facing, fully enclosed, PVC double glazed door to bar, outside tap, door to lean to conservatory.

LEAN TO 7' 7" x 4' 1" (2.31m x 1.24m)

BAR/OUTBUILDING 15' 4" x 5' 2" (4.67m x 1.57m) PVC double glazed windows, power and lighting.



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		78 C
55-68	D	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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