

£240,000
62 Binstead Road
Portsmouth, PO2 7PL



PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to present for sale this three-bedroom terraced home situated on Binstead Road, Buckland. Beautifully presented throughout, the property boasts a range of features including gas central heating, full double glazing and a fully enclosed, south-facing garden. The accommodation offers two reception rooms, a 13ft modern-fitted kitchen, a modern-fitted family bathroom and three bedrooms. We encourage a viewing at your earliest convenience, so please get in touch with Jeffries & Dibbens Portsmouth today on 02392 661 662.





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Door to reception room one, obscure borrowed light window.

RECEPTION ROOM ONE 13' 6" x 10' 9" (3.96m x 3.28m) Obscure PVC double glazed window to front aspect, radiator, laminate flooring, fitted storage, open to reception room two.

RECEPTION ROOM TWO 13' 1" x 11" (3.99m x 3.35m) PVC double glazed window to rear aspect, radiator, laminate flooring, door to lobby.

LOBBY Stairs to first floor, door to kitchen.

KITCHEN 13' 6" x 8' 2" (4.11m x 2.49m) PVC double glazed window to side aspect, 1 1/2 bowl ceramic sink with mixer tap and drainer unit, plumbing for washing machine, integral electric oven, gas hob, laminate flooring, tiled to principal areas, space for fridge/freezer, overhead stainless steel extractor fan, double radiator, door to bathroom.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, floating vanity unit, heated towel rail, bath with rainfall shower, fully tiled, extractor fan.

FIRST FLOOR LANDING PVC double glazed window to side aspect, doors to bedroom one, bedroom two and bedroom three.

BEDROOM ONE 13' 2" x 10' 10" max (4.01m x 3.3m) PVC double glazed window to front aspect, radiator, built in wardrobes.

BEDROOM TWO 11' 1" x 10' (3.38m x 3.05m) PVC double glazed window to rear aspect, radiator, built in wardrobes/storage.

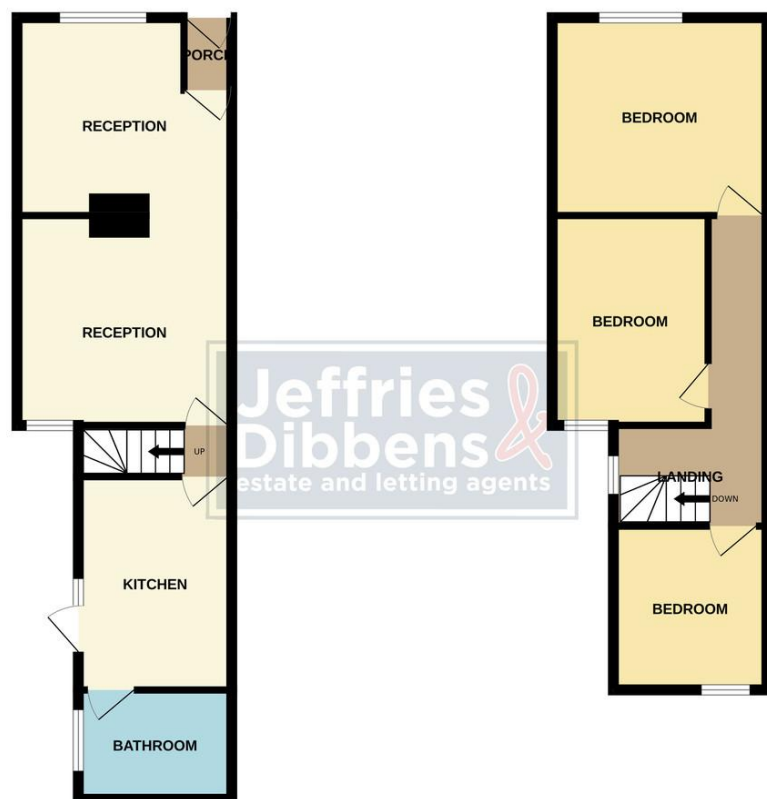
BEDROOM THREE 10' 4" max x 8' 1" max (3.15m x 2.46m) PVC double glazed window to rear aspect, radiator.

REAR GARDEN 30' (9.14m) South facing, fully enclosed, mainly laid to paving, outside tap.



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		84 B
69-80	C	69 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.

**Jeffries
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