



£219,995
93 Portchester Road
Portsmouth, PO2 7JA

PROPERTY SUMMARY

NO FORWARD CHAIN! This three bedroom, terraced property, located in Portchester Road, North End, is available for sale with Jeffries & Dibbens. Accommodation comprises a 13ft reception room, a kitchen/dining room and a bathroom to the ground floor. The first floor offers three bedrooms. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, private garden with rear pedestrian access. To appreciate all that is on offer, please contact us at your earliest convenience. Please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.





OBSCURE DOUBLE GLAZED FRONT DOOR TO PORCH

PORCH Obscure door to Reception room one.

RECEPTION ROOM ONE 13 max' x 12' 7" max (3.96m x 3.84m) PVC double glazed window to front aspect, radiator, obscured borrowed light window, stairs to first floor, door to reception room two.

RECEPTION ROOM TWO 13' x 10' 9" (3.96m x 3.28m) PVC double glazed window to rear aspect, radiator, laminate flooring, open to kitchen, under stairs cupboard space.

KITCHEN 8' 2" x 8' 2" (2.49m x 2.49m) PVC double glazed window to side aspect, radiator, laminate flooring, stainless steel sink with adjustable mixer tap and drainer unit, integral electric oven, gas hob, radiator, overhead stainless steel extractor fan, plumbing for washing machine, space for fridge freezer, wall mounted combination boiler, open to hallway.

HALLWAY Door to bathroom, obscure PVC double glazed back door to garden.

BATHROOM Obscure PVC double glazed window to rear aspect, heated towel rail, close coupled WC, pedestal wash basin, panelled bath, electrical power shower, tiled to principle areas, extractor fan.

FIRST FLOOR LANDING

BEDROOM ONE 13' 1" x 11' 4" (3.99m x 3.45m) PVC double glazed window to front aspect, double radiator.

BEDROOM TWO 14' 3" narrowing to 9' 9" x 10' 0" (4.5m x 3.17m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 10" x 8' 3" (3.3m x 2.51m) PVC double glazed window to rear aspect, radiator.

GARDEN 28' 9" (8.76m) Fully enclosed, rear pedestrian access, outside tap.



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		
55-68	D	66 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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