

**£239,995**  
**23 Paulsgrove Road**  
Portsmouth, PO2 7HP

## PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Pauslgrove Road, North End. Well presented throughout, this property offers a selection of benefits. Accommodation comprises 25ft reception room, a modern-fitted kitchen and a downstairs bathroom, with three bedrooms to the first floor. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662.





### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**PORCH** Door to reception room.

**RECEPTION ROOM** 25' 11" x 13' 1" max (7.9m x 3.99m) PVC double glazed bay window to front aspect, two double radiators, laminate flooring, under stairs cupboard space, door to kitchen.

**KITCHEN** 10' 1" x 8' 11" (3.07m x 2.72m) PVC double glazed window to side aspect, range of wall and base units, quartz granite work surfaces, resin 1 1/2 bowl sink with mixer tap and drainer unit, space for fridge/freezer, cupboard housing wall mounted combination boiler, plumbing for dishwasher, integral electric oven, induction hob, tiled flooring, door to lobby.

**LOBBY** Obscure PVC double glazed back door to garden, tiled flooring, cupboard housing freezer.

**BATHROOM** Obscure PVC double glazed window to rear aspect, freestanding bath, pedestal wash basin, close coupled WC, extractor fan, tiled flooring.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two and bedroom three, cupboard.

**BEDROOM ONE** 13' 2" x 11' 11" (4.01m x 3.63m) PVC double glazed window to front aspect, radiator.

**BEDROOM TWO** 12' 2" max x 7' 11" (3.71m x 2.41m) PVC double glazed window to rear aspect, radiator.

**BEDROOM THREE** 9' 7" x 8' 10" (2.92m x 2.69m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** 24' (7.32m) approx West facing, fully enclosed, paving, artificial grass, outside tap, wooden shed, bike storage area.



GROUND FLOOR

1ST FLOOR



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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             |         | 85 B      |
| 69-80 | C             | 71 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

**Jeffries & Dibbens**  
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