

Jeffries & Dibbens
FOR SALE
023 9266 1662
idea.co.uk

SOLD

£275,000
40 Spenlow Close
Portsmouth, PO2 7HF



PROPERTY SUMMARY

NO FORWARD CHAIN & OFF-ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this EXTENDED, four-bedroom terraced townhouse, located in Spenlow Close, Buckland. Ground-floor accommodation comprises a 25ft reception room, a fitted kitchen, an additional reception room and a W.C. The first- and second-floor accommodation comprises four bedrooms, a fitted family bathroom and a modern-fitted en-suite shower room, complimenting the main bedroom. Additional benefits include gas central heating, double glazing throughout and a fully enclosed, west-facing rear garden with pedestrian access. Please contact our Portsmouth office to arrange an internal viewing today! 02392 661 662





COMPOSITE FRONT DOOR TO PORCH

PORCH Door to reception room one.

RECEPTION ROOM ONE 18' 10" maximum x 12' 5" narrowing to 9' 2" (5.74m x 3.89m) PVC double glazed window to front aspect, two double radiators, laminate flooring, door to lobby, spotlighting.

LOBBY Stairs to first floor, door to kitchen.

KITCHEN 14' 8" narrowing to 5' 3" x 12' 7" narrowing to 7" (4.39m x 3.84m) PVC double glazed bi-fold doors to reception room two, double radiator, obscure borrowed light window, door to under stairs cupboard space, range of wall and base units, stainless steel sink with mixer tap and drainer unit, space for fridge/freezer, tiled to principle areas, spotlighting, induction hob, plumbing for washing machine, space for dryer.

RECEPTION ROOM TWO 9' 1" x 8' 6" (2.77m x 2.59m) Skylight, PVC double glazed sliding doors to garden, radiator, door to WC.

WC Obscure PVC double glazed window to rear aspect, wall mounted combination boiler, pedestal wash basin, close coupled WC.

FIRST FLOOR LANDING Door to bedroom one and bedroom four, PVC double glazed window to side aspect, laminate flooring, stairs to second floor.

BEDROOM FOUR 14' 9" x 7' 1" (4.5m x 2.16m) PVC double glazed window to rear aspect, radiator, laminate flooring, built in storage space, spot lighting.

BEDROOM ONE 12' 7" narrowing to 4' 11" x 15' 1" narrowing to 7' 9" (3.76m x 4.75m) Two PVC double glazed windows to front aspect, radiator, under stairs storage cupboard, laminate flooring, folding door to en-suite.

EN-SUITE Spotlight, extractor fan, floating vanity unit, walk in shower cubicle, tiled to principle areas, WC with concealed cistern.

SECOND FLOOR LANDING Doors to bedroom two, bedroom three & bathroom, skylight, laminate flooring.

BEDROOM TWO 10' 7" x 10' 2" plus wardrobe depth (3.23m x 3.05m) Two Velux windows to front aspect, radiator, built in wardrobes, laminate flooring.

BEDROOM THREE 12' 8" x 9' 4" (3.86m x 2.84m) Two obscure Velux windows to rear aspect, radiator, laminate flooring, spotlights.

BATHROOM Skylight, vanity unit, bath, tiled to principle areas, close coupled WC, heated towel radiator, tiled flooring, spot lighting.

GARDEN 15' (4.57m) West facing, rear pedestrian access, artificial grass, 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		
69-80	C	73 C	80 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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estate and letting agents

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