



Jeffries
Dibbens &
estate and letting agents
. FOR SALE .
023 9266 1662
jdea.co.uk

OFFERS IN EXCESS OF
£330,000
73 Aylen Road
Portsmouth, PO3 5HD



PROPERTY SUMMARY

OFF ROAD PARKING FOR TWO VEHICLES! This end of terrace style property located in Aylen Road, Copnor is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation comprises three bedrooms and a family bathroom to the first floor. The ground floor offers two reception rooms and a modern-fitted kitchen which overlooks the 50', rear garden with rear and side access. The raised hardstand providing off road parking for two vehicles can be found at the end of the garden. Further features include an additional downstairs WC, gas central heating, double glazing and ALN School Catchment. Contact us today to arrange your viewing. 023 92 661 662





COMPOSITE FRONT DOOR

HALLWAY Obscure PVC double glazed window to front aspect, radiator, stairs to first floor, under stairs storage cupboard housing meters, laminate wooden flooring, door to reception room one and reception room two, door to WC.

WC Close coupled WC.

RECEPTION ROOM ONE 15' 2" into bay x 11' (4.62m x 3.35m) PVC double glazed bay window to front aspect, double radiator, laminate wooden flooring.

RECEPTION ROOM TWO 12' 5" narrowing to 8'6" x 16' 9" narrowing to 9'3" (3.78m x 5.11m) L-shaped, Obscure PVC double glazed window to side aspect, double radiator, radiator, cupboard housing boiler, laminate wooden flooring, opening to kitchen.

KITCHEN 15' 6" x 9' 5" (4.72m x 2.87m) PVC double glazed window to rear aspect, PVC double glazed French door to garden, double radiator, range of wall and base units, roll top work surfaces, enamel sink with mixer tap and drainer, gas cooker point, plumbing for washing machine, space for fridge/freezer, splash back, ceramic tiled flooring.

FIRST FLOOR LANDING Loft hatch, radiator, door to all rooms.

BATHROOM Obscure PVC double glazed window to rear aspect, three piece bathroom suite comprising claw footed bath and shower over, vanity unit, low level WC with concealed cistern.

BEDROOM ONE 14' 5" max x 8' 7" narrowing to 6'5" (4.39m x 2.62m) PVC double glazed window to front aspect, radiator, laminate wooden flooring, range of fitted wardrobes, spot lighting.

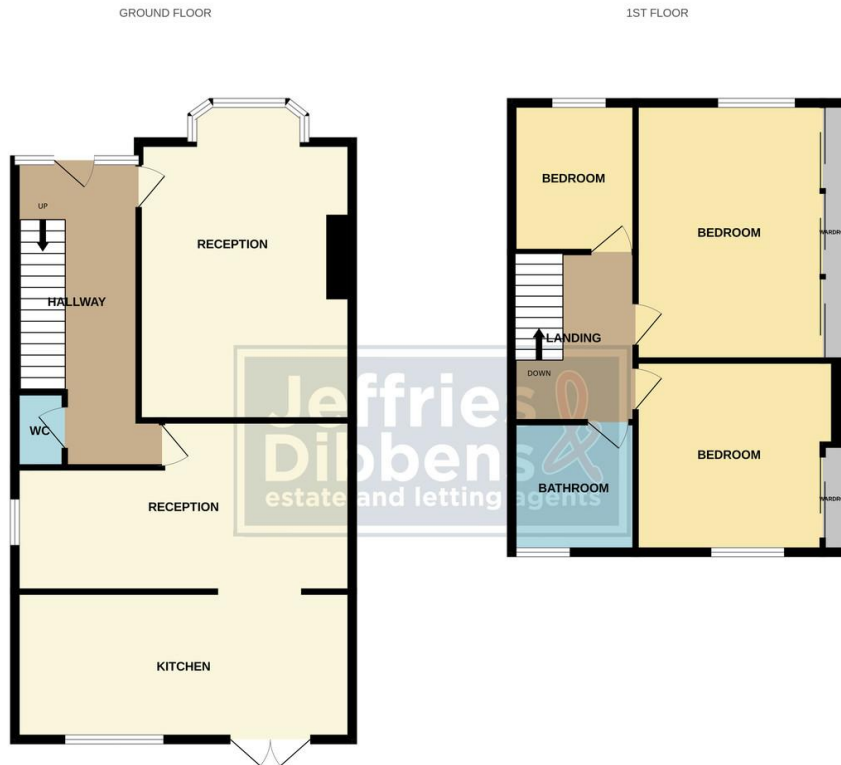
BEDROOM TWO 10' x 9' 6" (3.05m x 2.9m) PVC double glazed window to rear aspect, double radiator, laminate wooden flooring, spot lighting.

BEDROOM THREE 7' 11" x 5' 10" (2.41m x 1.78m) PVC double glazed window to front aspect, radiator, built in wardrobe, laminate wooden flooring.

REAR GARDEN 50' (15.24m) Mainly laid to lawn, hard stand area, outside tap, side pedestrian access, two wooden sheds, access to.

OUTSIDE AREA Raised hard stand area providing off road parking for two vehicles.





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 condition 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 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

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