



£220,000
38 Aylesbury Road
Portsmouth, PO2 7NN

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Aylesbury Road, Copnor. Suited for first time or investment buyers, this property has a selection of benefits. Ground floor accommodation comprises two reception rooms and a fitted kitchen, with two double bedrooms and a family bathroom to the first floor. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, rear garden. Please contact Jeffries & Dibbens Portsmouth to arrange a viewing today! 02392 661 662





COMPOSITE FRONT DOOR

PORCH Door to reception room one.

RECEPTION ROOM ONE 14' 2" max into bay x 12' 11" narrowing to 9' 9" (4.32m x 3.94m) PVC double glazed bay window to front aspect, double radiator, oak flooring, feature fireplace, door to reception room two, cupboard housing electric meters.

RECEPTION ROOM TWO 12' 11" x 10' 10" (3.94m x 3.3m) PVC double glazed window to rear aspect, double radiator, door to hallway, cupboard housing gas meters.

HALLWAY Stairs to first floor, oak flooring, under stairs storage, open to kitchen.

KITCHEN 14' 4" x 7' 5" (4.37m x 2.26m) PVC double glazed French doors to garden, PVC double glazed window to side aspect, range of wall and base units, tiled flooring, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer unit, stainless steel overhead extractor fan, plumbing for washing machine, space for range cooker, gas cooker point, space for fridge and freezer, wall mounted combination 'Vaillant' boiler, radiator, breakfast bar, tiled splash back.

FIRST FLOOR LANDING PVC double glazed window to side aspect, radiator, door to bedroom one, bedroom two and bathroom.

BEDROOM ONE 12' 11" x 11' 5" (3.94m x 3.48m) PVC double glazed window to front aspect, radiator, built in wardrobes, laminate flooring.

BEDROOM TWO 10' 10" max x 9' 9" (3.3m x 2.97m) PVC double glazed window to rear aspect, built in wardrobe, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, bath with shower over, pedestal wash basin, tiled flooring, tiled to principal areas, stainless steel heated towel radiator.

REAR GARDEN 22' (6.71m) Fully enclosed, mainly laid to paving, artificial grass, outside tap.



Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, doors 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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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