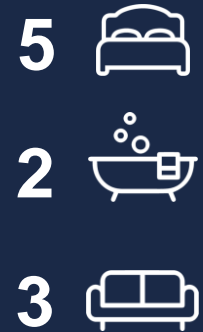




£410,000
4 Gatcombe Avenue
Portsmouth, PO3 5HG

PROPERTY SUMMARY

ALN School Catchment! This substantial and well presented semi-detached residence located in Gatcombe Avenue, Copnor is available for sale with Jeffries & Dibbens of Portsmouth. This property boasts five bedrooms over two floors in addition to a modern family bathroom to the first floor and an en-suite shower room to the second floor accessible from both bedrooms. The ground floor comprises three reception rooms, a 14' modern-fitted kitchen and an additional WC. Externally the property benefits from a 41', south-facing rear garden with side pedestrian access and an 18' garage accessible via a shared driveway. The property also offers gas central heating, double glazing throughout. Contact our Portsmouth branch today to organise your viewing. 023 92 661 662





HARDWOOD FRONT DOOR Leading to hallway .

HALLWAY Original single glazed window to front aspect, double radiator, stairs to first floor, under stairs storage cupboard housing meters, door to, reception room one, reception room two and kitchen.

RECEPTION ROOM ONE 15,9' into bay x 12' 3" (4.8m x 3.73m) PVC double glazed bay window to front aspect, double radiator, fitted log effect gas fire.

RECEPTION ROOM TWO 13' 2" x 11' 3" (4.01m x 3.43m) PVC double glazed window to side aspect, double radiator, laminate wooden flooring.

KITCHEN 14' 6" x 7' 5" (4.42m x 2.26m) Range of wall and base units, roll top work surfaces, resin sink with mixer tap and drainer, integral dishwasher, fitted stainless steel 'Neff' oven, stainless steel gas hob and extractor over plus stainless steel splash back, tiled splash backs, space for American style fridge freezer, plumbing for washing machine, wine rack, tile effect laminate wooden flooring, motion detection LED kickboards, opening to reception room three.

RECEPTION ROOM THREE 15' 7" x 8' 11" (4.75m x 2.72m) Double glazed Velux window to rear aspect, PVC double glazed patio door to garden, PVC double glazed door to garden, double radiator, door to WC.

WC Obscure PVC double glazed windows to rear and side aspect, close coupled WC, wash hand basin, tile effect lino flooring.

FIRST FLOOR LANDING Stairs to second floor, doors to.

BATHROOM 7' 6" x 7' 2" (2.29m x 2.18m) Obscure PVC double glazed window to side aspect, stainless steel towel radiator, three piece bathroom suite comprising panel enclosed bath and stainless steel shower over, low level WC with concealed cistern, vanity unit and additional storage, tiled to principal areas, ceramic tiled flooring.

BEDROOM TWO 11' 4" x 10' 8" (3.45m x 3.25m) PVC double glazed window to rear aspect, double radiator, under stairs storage cupboard housing 'Ideal' boiler (installed September 2021)

BEDROOM ONE 16' into bay x 8' 10" into wardrobe depth (4.88m x 2.69m) PVC double glazed bay window to front aspect, double radiator, range of fitted wardrobes and storage.

BEDROOM FIVE 8' 1" x 7' 6" (2.46m x 2.29m) PVC double glazed window to front aspect, radiator.

SECOND FLOOR LANDING PVC double glazed window to side aspect, door to bedroom three and bedroom four.

BEDROOM THREE 12' 8" narrowing to 6'5" x 19' 2" narrowing to 6'3" some restricted head height (3.86m x 5.84m) L-shaped room, double glazed Velux window to rear aspect, radiator, three built in storage cupboards, door to en-suite.

EN-SUITE SHOWER ROOM Obscure PVC double glazed window to rear aspect, radiator, walk in shower cubicle with 'Triton' electric shower over, low level WC with concrete cistern, vanity unit, tiled to principal areas, ceramic tiled flooring, door to bedroom four.

BEDROOM FOUR 10' 7" x 8' 7" (3.23m x 2.62m) PVC double glazed window to rear aspect, radiator, laminate wooden flooring, door to en-suite.

REAR GARDEN 41' x 20' (12.5m x 6.1m) South facing, laid to lawn, laid to paving, raised flower and shrub borders, outside tap, side pedestrian access to garage.

GARAGE 18' 7" x 9' 1" (5.66m x 2.77m) Brick built, up and over door.



GROUND FLOOR



1ST FLOOR



2ND FLOOR



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 D

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	65 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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