



**£329,995**  
**58 Gatcombe Avenue**  
Portsmouth, PO3 5HG



## PROPERTY SUMMARY

DOUBLE GARAGE & NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this extended, three bedroom terraced residence in Gatcombe Avenue, Copnor. Well presented throughout and finished to a high standard, this property offers a selection of benefits. Accommodation comprises a 14ft reception room, a 15ft x 11ft integrated kitchen/dining room and a 14ft sun lounge with access to a W.C/Utility Room. The first floor consists of three bedrooms and a modern-fitted bathroom. The garden is south-facing, with composite decking, a powered log cabin currently used as an office and a 20ft x 18ft double garage fitted with an electric roller door. Additional benefits include gas central heating, double glazing throughout, a loft room and solar panels. Call Jeffries & Dibbens today to arrange a viewing! 02392 661 662





**PVC DOUBLE GLAZED FRENCH DOORS** Leading to porch.

**PORCH** Lino flooring, obscure oak front door leading to hallway.

**HALLWAY** Oak flooring, bespoke under stairs cupboard space, glass balustrades, door to reception room one and reception room two, vertical radiator.

**RECEPTION ROOM** 14' 1" into bay x 10' 9" (4.29m x 3.28m) PVC double glazed bay window to front aspect, double radiator, fitted blinds, marble feature fireplace with working gas fire, patio doors to reception room two, fitted built in storage.

**KITCHEN** 15' 11" narrowing to 8' 9" into wardrobe depth x 11' 8" narrowing to 6' 6" (4.85m x 3.56m) Tiled flooring, fitted storage, range of wall and base units, PVC double glazed French doors to sun lounge, PVC double glazed window to rear aspect, 'Coraline' work tops, large bowl stainless steel sink with adjustable mixer tap and drainer unit, 'Coraline' splash back, spot lighting, integral electric oven, integral microwave, integral wine fridge, integral dishwasher, built in fridge/freezer, vertical radiator.

**SUN LOUNGE** 14' 10" x 8' 7" (4.52m x 2.62m) PVC double glazed French doors to garden, PVC double glazed windows to rear aspect, Velux windows to rear aspect, tiled flooring, double radiator, spot lighting, sliding door to WC.

**WC** Concealed cistern WC with integral wash basin, stainless steel heated towel rail, plumbing for washing machine.

**FIRST FLOOR LANDING** Door to bedroom one, bedroom two, bedroom three and bathroom, airing cupboard.

**BEDROOM ONE** 13' 11" into bay x 9' into wardrobe depth (4.24m x 2.74m) PVC double glazed bay window to front aspect, fitted storage, double radiator.

**BEDROOM TWO** 11' 9" x 8' 10" into wardrobe depth (3.58m x 2.69m) PVC double glazed window to rear aspect, radiator, fitted mirrored wardrobes, radiator.

**BEDROOM THREE** 8' 3" x 5' 1" (2.51m x 1.55m) PVC double glazed window to front aspect, radiator.

**BATHROOM** Obscure PVC double glazed window to rear aspect, vanity unit, concealed cistern WC, bath with rainfall shower attachment, tiled throughout, spot lighting.

**LOFT ROOM** 16' 11" x 11' 8" (5.16m x 3.56m) Velux window to rear aspect.

**REAR GARDEN** 43' (13.11m) South facing, fully enclosed, composite decking, outside lighting, log cabin, double garage, artificial grass, mature flower and shrub borders.

**LOG CABIN** 10' 7" x 9' (3.23m x 2.74m) Power and lighting.

**DOUBLE GARAGE** 20' 3" x 18' 2" (6.17m x 5.54m) Electric roller door, power and lighting, storage, PVC double glazed French doors.





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 quantity 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	89   B	91   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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