

PROPERTY SUMMARY

FOUR BEDROOMS & A GARAGE! Jeffries & Dibbens are delighted to offer for sale this four bedroom, end terraced residence located in Hayling Avenue, Baffins. Accommodation comprises two reception rooms, a 12ft fitted kitchen and 16ft conservatory with a W.C and utility cupboard. The first floor consists of three bedrooms, a bathroom and stairs leading up to a converted loft where you will find a fitted shower room and a main bedroom. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, 46ft south-facing garden with a garage and a shed at the rear. The garage has an up and over door, measures 15ft x 9ft and is accessible via a private road. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today. 02392 661 662

















OBSCURE HARDWOOD FRONT DOOR

HALLWAY Double radiator, stairs to first floor, door to reception room one, kitchen, under stairs cupboard space with gas and electric meters.

REC EPTION ROOM ONE 14' into bay \times 12' 10" (4.27m \times 3.91m) PVC double glazed bay window to front aspect, two radiators, oak surround feature electric fireplace with hearth, folding doors to reception room two.

REC EPTION ROOM TWO 15' 9" into bay x 11' 1" (4.8m x 3.38m) PVC double glazed sliding door to conservatory, door to kitchen, two radiators.

KITCHEN 13' 3" x 7' 5" (4.04m x 2.26m) Door to conservatory, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, integral gas hob, integral dishwasher, space for fridge/freezer, integral eye level electric fan oven.

CONSERV ATORY 16' 5" x 8' 5" (5m x 2.57m) PVC double glazed windows to rear aspect, double glazed sliding doors, polycarbonate roof, double radiator, door to WC, plumbing for washing machine, space for tumble dryer, wall mounted Worcester gas boiler.

WC Floating w ash basin, close coupled WC.

FIRST FLOOR LANDING Door to bedroom two, three and four, door to bathroom, stairs to second floor.

BEDROOM TWO 14' max x 12' 8" (4.27m x 3.84m) PVC double glazed bay w indow to front aspect, two radiators.

BEDROOM THREE 15' 5" max x 11' (4.7m x 3.35m) PVC double glazed bay window to rear aspect, two radiators, laminate flooring.

BEDROOM FOUR 8' 3" x 7' 8" (2.51m x 2.34m) PVC double glazed w indow to rear aspect, laminate flooring, double radiator.

BATHROOM Panel enclosed bath, close coupled WC, vanity unit, stainless steel heated towel rail, obscure PVC double glazed window to front aspect, tiled to principal areas.

SECOND FLOOR LANDING Velux window to front aspect, door to bedroom one, door to bathroom.

BEDROOM ONE 18' 8" x 13' 8" narrowing to 7' 4" (5.69m x 4.17m) PVC double glazed Dormer windows to front and rear aspect, two radiator, eaves storage, built-in wardrobes.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, walk in shower cubicle, stainless steel heated towel rail, extractor fan, airing cupboard.

REAR GARDEN 46' (14.02m) Enclosed south facing, flower and shrub borders, mainly laid to lawn, concrete patio area, wooden shed, single garage.

GARAGE 15' 11" x 9' 9" (4.85m x 2.97m) Up and over door, power and lighting.

RECEPTION HALLWAY

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RECEPTION BEDROOM BEDROO

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other tens are approximate and no responsibility to 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 guarante as to their operability or efficiency can be given.

LOCAL AUTHORITY

Portsmouth City Council

TENURE

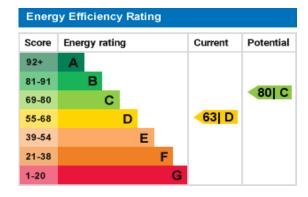
Freehold

COUNCIL TAX BAND

Band C

VIEWINGS

By prior appointment only



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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