

£345,000
8 Romsey Avenue
Portsmouth, PO3 6DG

PROPERTY SUMMARY

NO FORWARD CHAIN & 89ft WEST FACING GARDEN! This comprehensive, four bedroom residence in Romsey Avenue, Baffins is available for sale by Jeffries & Dibbens. Offered with a range of benefits including gas central heating and double glazing throughout, this property offers a selection of benefits. Accommodation comprises an open plan kitchen/dining room, a separate reception room, a conservatory and a W.C to the ground floor. The first and second floors consists of four bedrooms and family bathroom. To the rear of the property is a 89ft west-facing garden, benefiting from rear pedestrian access and a summer house, measuring 19ft x 12ft! We encourage an internal viewing at your earliest convenience, so please contact the Jeffries & Dibbens Portsmouth branch today! 02392 661662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, stairs to first floor, obscure PVC double glazed window to front aspect, wood flooring, under stairs cupboard space, door to reception room one.

RECEPTION ROOM ONE 13' 11" into bay x 11' 3" (4.24m x 3.43m) PVC double glazed bay window to front aspect, radiator, spot lighting, wood flooring, feature fireplace with tiled hearth, bi-folding wooden doors to reception room two.

RECEPTION ROOM TWO 14' 5" x 10' 2" (4.39m x 3.1m) Double glazed sliding door to conservatory, radiator, wood flooring, feature fireplace with wood surround and tiled hearth, open to kitchen.

KITCHEN 14' 4" x 6' 5" (4.37m x 1.96m) PVC double glazed window to rear aspect, range of wall and base units, 1 1/2 stainless steel sink with mixer tap and drainer unit, integral electric oven, induction hob, stainless steel extractor over, glass splash back, tiled to principal areas, space for fridge/freezer, integral dishwasher and wash/dryer.

CONSERVATORY PVC double glazed back door to garden, two column radiators, laminate flooring, door to WC.

WC Floating wash basin, close coupled WC, laminate flooring.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom, stairs to second floor.

BEDROOM ONE 14' into bay x 11' 3" (4.27m x 3.43m) PVC double glazed bay window to front aspect, double radiator, oak flooring, feature fireplace.

BEDROOM TWO 11' 5" x 10' 3" (3.48m x 3.12m) PVC double glazed window to rear aspect, radiator, feature fireplace, fitted storage.

BEDROOM THREE 11' 3" x 6' 7" (3.43m x 2.01m) PVC double glazed window to rear aspect, radiator, laminate flooring.

BATHROOM Obscure PVC double glazed window to front aspect, ceramic wash hand basin, mirrored cupboard, stainless steel heated towel rail, close coupled WC, 'P' shaped bath and shower over, fully tiled.

SECOND FLOOR LANDING Spot lighting, door to bedroom four.

BEDROOM FOUR 12' 10" x 10' 8" (3.91m x 3.25m) Velux windows to front and rear aspect, eaves storage, electric fireplace.

REAR GARDEN 89' (27.13m) West facing, mainly laid to paving, outside tap, rear pedestrian access, out building.

SUMMER HOUSE 19' 3" x 12' 7" (5.87m x 3.84m) Power points and lighting, insulated, Mitsubishi air conditioning and heating unit.





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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 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

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk