



**£219,995**  
**83 Nelson Avenue**  
Portsmouth, PO2 8NJ

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two bedroom, terraced property in Nelson Avenue, North End. Accommodation comprises two reception rooms, a fitted kitchen, two bedrooms and an upstairs family bathroom. Added benefits include gas central heating, double glazing throughout and fully-enclosed, west-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





#### **HARDWOOD FRONT DOOR**

**RECEPTION ROOM ONE** 14' 4" x 13' 0" (4.37m x 3.96m) PVC double glazed bay window to front aspect, double radiator, laminate floor, opening to lobby, cupboard housing electric meter.

**LOBBY** Obscure PVC double glazed door to garden, stairs to first floor, radiator, under stairs storage housing gas meter, door to reception room two.

**RECEPTION ROOM TWO** 11' 7" x 10' 09" into bay (3.53m x 3.28m) PVC double glazed bay window to side aspect, double radiator, laminate flooring, door to kitchen.

**KITCHEN** 9' 10" x 8' 4" (3m x 2.54m) PVC double glazed window to rear aspect, PVC double glazed door to garden, range of wall and base level units, integral oven with gas hob, glass splashback, ceramic sink with mixer tap and drainer unit, tiled throughout, integral fridge/freezer, integral washing machine, extractor fan.

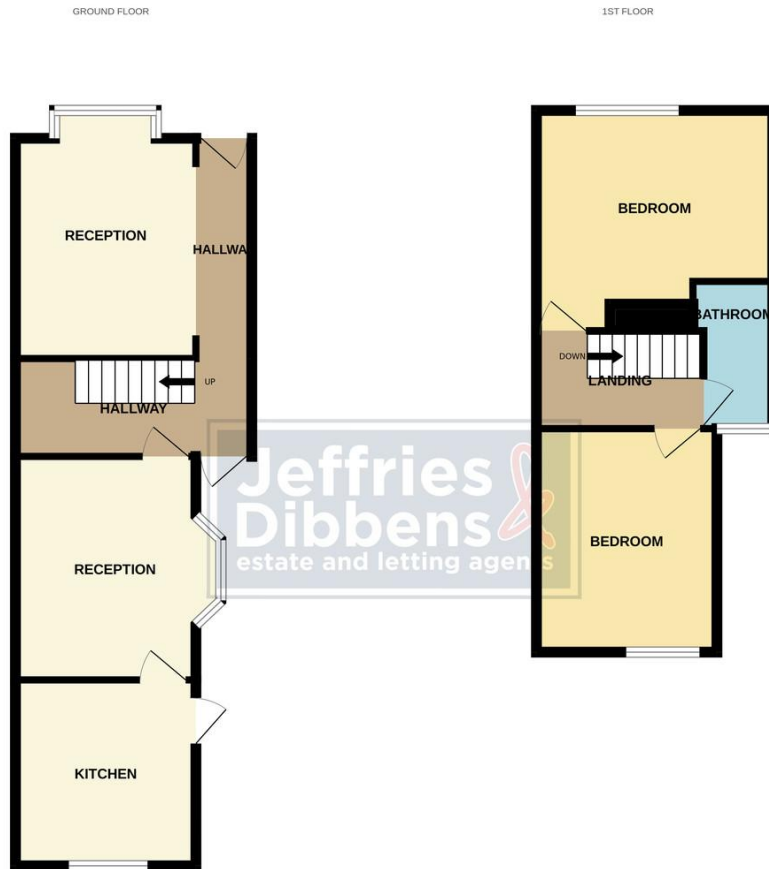
**FIRST FLOOR LANDING** Doors to all rooms.

**BEDROOM ONE** 13' 01" x 12' 0" narrowing to 9' 06" (3.99m x 3.66m) PVC double glazed window to front aspect, radiator, laminate flooring.

**BEDROOM TWO** 12' 01" max x 8' 3" (3.68m x 2.51m) PVC double glazed window to rear aspect, radiator, laminate flooring.

**BATHROOM** Obscure PVC double glazed window to rear aspect, low level WC with concealed cistern, vanity unit, panelled bath, double radiator, tiled floor, tiling throughout.

**GARDEN** 36' (10.97m) West facing, fully enclosed, mainly laid to paving, wooden shed, outside tap.



Jeffries  
Dibbena  
estate and letting agents

Whilst every attempt has been made to ensure the accuracy of the floorplans 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 in such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 12/2024

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>		

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  
Dibbena**  
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