



OFFERS IN EXCESS OF
£400,000
1C Aylen Road
Portsmouth, PO3 5HB

PROPERTY SUMMARY

THREE BEDROOMS & TWO LOFTS ROOMS! We are truly delighted to offer for sale this 3 double bedroom, end of terraced property in Aylen Road, Copnor. This property is well presented throughout and renovated with close attention to detail. Accommodation comprises three reception rooms, a modern-fitted kitchen, a utility room and a W.C to the ground floor. The first floor consists of a fitted family bathroom and three bedrooms, the main benefitting from a four piece family bathroom, and stairs lead up to two twin loft rooms. Additional benefits include gas central heating, double glazing and spotlighting throughout. To the rear is a patio, private garden with a storage shed, providing the property with pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





COMPOSITE FRONT DOOR

PORCH Fitted cupboard housing gas and electric meters, door to hallway, two obscure PVC double glazed windows to front aspect.

HALLWAY Stairs to first floor, double radiator, door to reception room, door to kitchen, door to utility room, two under stairs storage cupboards, automatic spot lighting.

RECEPTION ROOM 26' 8" narrowing to 17'10" x 11' 10" (8.13m x 3.61m) PVC double glazed window to front aspect, two double radiators, vinyl tile flooring, PVC double glazed French doors to garden.

UTILITY ROOM Obscure PVC double glazed door to garden, range of wall and base level units, round bowl stainless steel sink and drainer unit with mixer tap over, space for fridge/freezer, plumbing for washing machine, space for tumble dryer, space for under counter fridge & freezer, automatic spot lights, door to WC.

WC Obscure PVC double glazed window to rear aspect, close coupled WC, radiator.

KITCHEN 10' 05" x 9' 10" (3.18m x 3m) PVC double glazed window to front aspect, range of wall and base level units, roll top work surfaces, integral fridge & freezer, integral oven with gas hob and overhead stainless steel extractor fan, one and a half bowl composite sink and drainer unit with mixer tap over, vinyl tile floor, opening to reception room two, spot lighting.

RECEPTION ROOM TWO 10' 09" x 9' 6" (3.28m x 2.9m) Spot lighting, vinyl tile flooring, opening to sun lounge.

SUN LOUNGE PVC double glazed French doors to garden, vertical radiator, vinyl tile floor, obscure PVC double glazed windows.

FIRST FLOOR LANDING Stairs to loft rooms one & two, doors to bedrooms one, two & three, door to bathroom, radiator.

BEDROOM ONE 16' 0" max x 12' 0" max (4.88m x 3.66m) PVC double glazed window to front aspect, built-in airing cupboard, door to en-suite.

ENSUITE BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, floating vanity unit, walk-in shower cubicle with 'rainfall' style shower over, panelled bath, tiled throughout, extractor fan, vinyl flooring.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, walk-in shower cubicle, vinyl flooring, stainless steel heated towel rail, spot lighting.

BEDROOM TWO 11' x 9' 06" (3.35m x 2.9m) PVC double glazed window to rear aspect, radiator, built-in wardrobes.

BEDROOM THREE 9' 5" x 8' 7" (2.87m x 2.62m) PVC double glazed window to rear aspect, radiator, built-in wardrobes.

LOFT ROOM ONE 13' 2" x 10' 08" (4.01m x 3.25m) Double glazed Velux window to front aspect.

LOFT ROOM TWO 11' 3" plus wardrobe depth x 10' 08" (3.43m x 3.25m) Double glazed Velux window to front aspect, built-in wardrobe space.

GARDEN 32' x 18' (9.75m x 5.49m) Side pedestrian access, outside tap, shed, mainly laid to paving, hot tub.

FRONT Hardstand to provide off road parking.

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only



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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 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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