



£249,995
98 Nelson Avenue
Portsmouth, PO2 8NL



PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this two bedroom, mid-terraced property located in Nelson Avenue, North End. Well presented throughout, accommodation on the ground floor comprises two reception rooms measuring at 14ft and 15ft respectively, a modern fitted kitchen and a modern fitted shower room. First floor accommodation offers two double bedrooms plus a WC. Additional benefits include double glazing, gas central heating and a 50ft (approx.) rear garden which provides access to the utility room. We anticipate high levels of interest in this property so recommend arranging your internal viewing. Contact our Portsmouth branch, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Laminate flooring, 'anthracite' radiator, stairs to first floor, obscure PVC double glazed door to garden, door to reception room one, opening to reception room two.

RECEPTION ROOM ONE 14' 5" into bay x 9' 11" (4.39m x 3.02m) PVC double glazed bay window to front aspect, 'anthracite' vertical radiator.

RECEPTION ROOM TWO 15' 11" into bay x 11' (4.85m x 3.35m) PVC double glazed bay window to side aspect, 'anthracite' radiator, laminate flooring, under stairs storage cupboard, door to.

KITCHEN 9' 7" x 8' 10" (2.92m x 2.69m) PVC double glazed window to side aspect, PVC double glazed door to garden, range of wall and base units, square edge quartz granite work surfaces, ceramic sink and drainer unit with mixer tap, integral electric oven with gas hob and extractor over, tiled to principal areas, tiled flooring, space for under counter fridge and freezer, 'anthracite' radiator, door to.

SHOWER ROOM 8' 2" x 5' 6" (2.49m x 1.68m) Obscure PVC double glazed window to side aspect, close coupled WC, vanity unit, walk in shower with 'Rainfall' style shower over, tiled flooring, tiled walls, 'anthracite' heated towel rail.

UTILITY ROOM Wall level units, roll top work surfaces, plumbing for washing machine, space for tumble dryer, space for further appliances.

FIRST FLOOR LANDING Loft hatch, doors to.

BEDROOM ONE 12' 1" excluding wardrobe x 11' (3.68m x 3.35m) PVC double glazed window to front aspect, radiator, built in wardrobe.

WC Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, tiled to principal areas, tiled flooring, 'anthracite' heated towel rail.

BEDROOM TWO 23' 3" x 8' 10" (7.09m x 2.69m) PVC double glazed window to side aspect, PVC double glazed window to rear aspect, two radiators, built in cupboard housing boiler.

REAR GARDEN 50' 7" x 21' 10" (15.42m x 6.65m) Mainly laid to paving, raised areas, fully enclosed, obscure PVC double glazed door to utility room, wooden storage shed.





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. Made with Metrage 03/2024

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 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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