



**£225,000**  
**12 Manor Park Avenue**  
Portsmouth, PO3 5BD

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this two double bedroom, mid-terraced property located in Manor Park Avenue, Copnor. Well presented throughout, accommodation comprises two reception rooms both measuring at 13ft, a 12ft fitted kitchen, a fitted downstairs bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and a 25ft enclosed rear garden. We feel this property is ideally suited to first time buyers and investors alike, so contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**PORCH** Obscure borrowed light window to reception room one, obscure glazed door to.

**RECEPTION ROOM ONE** 13' 3" into recess x 10' 3" (4.04m x 3.12m) PVC double glazed window to front aspect, obscure borrowed light window to reception room two, cupboard housing meters, radiator, stairs to first floor, door to.

**RECEPTION ROOM TWO** 13' 6" max x 13' 1" into recess (4.11m x 3.99m) PVC double glazed window to rear aspect, laminate flooring, radiator, archway to.

**KITCHEN** 12' x 8' 4" (3.66m x 2.54m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, sink and drainer unit with mixer tap over, tiled to principal areas, space for gas cooker with extractor over, space for fridge/freezer, plumbing for washing machine, space for additional under counter appliance, wall mounted 'Ideal' combination boiler, door to rear lobby.

**REAR LOBBY** Built in cupboard, PVC double glazed door to garden, door to bathroom.

**BATHROOM** 8' 5" x 5' 3" (2.57m x 1.6m) Obscure PVC double glazed window to rear aspect, low level WC, panelled corner bath with electric shower unit over, pedestal mounted wash basin, tiled to principal areas, radiator, extractor.

**FIRST FLOOR LANDING** Loft hatch, doors to.

**BEDROOM ONE** 13' 2" x 10' 4" (4.01m x 3.15m) PVC double glazed window to front aspect, radiator, built in storage cupboard,

**BEDROOM TWO** 13' 2" x 10' 5" (4.01m x 3.18m) PVC double glazed window to rear aspect, radiator.

**REAR GARDEN** 25' 1" x 13' 3" (7.65m x 4.04m) Mainly laid to lawn with patio area, outside tap.



**Jeffries  
Dibbens &**  
estate and letting agents

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 B

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	69   C	
55-68	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



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

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