



£210,000
127 Twyford Avenue
Portsmouth, PO2 8HU

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two bedroom, end terraced property located in Twyford Avenue, Stamshaw. Ideally suited to first time buyers and investors alike, accommodation comprises two reception rooms, a fitted kitchen, a four piece upstairs bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating, plus an enclosed rear garden with side pedestrian access. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Two PVC obscure double glazed windows to side aspect, radiator, stairs to first floor landing, doors to.

RECEPTION ROOM ONE 15' x 11' 7" (4.57m x 3.53m) PVC double glazed windows to side and front aspect, built in cupboard containing meters, radiator.

RECEPTION ROOM TWO 11' 8" x 10' 11" (3.56m x 3.33m) PVC double glazed window to side aspect, radiator, door way to.

KITCHEN 10' 5" x 7' 8" (3.18m x 2.34m) PVC double glazed window to rear aspect, obscure PVC double glazed door to garden, range of wall and base units with roll top work surfaces, space for cooker with extractor hood over, sink with mixer tap and drainer unit, space for fridge/freezer, plumbing for washing machine, radiator, tiled flooring.

FIRST FLOOR LANDING Loft access, PVC double glazed window to side aspect, radiator, doors to.

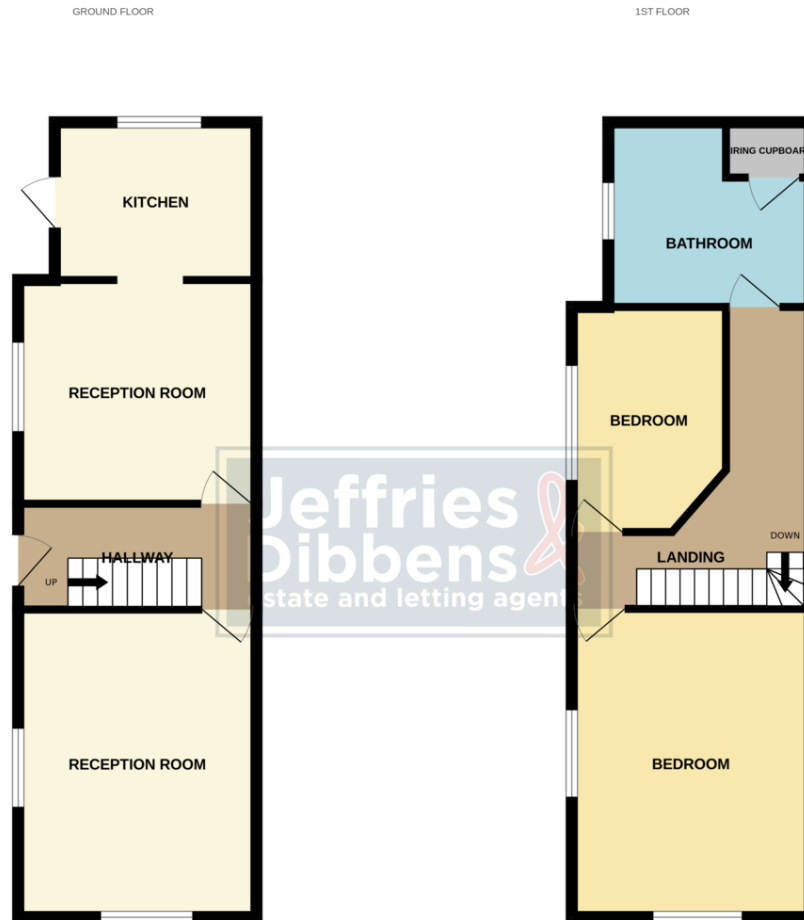
BEDROOM ONE 15' x 11' 8" (4.57m x 3.56m) PVC double glazed windows to front and side aspect, radiator, built in wardrobes.

BEDROOM TWO 10' 11" x 7' 6" (3.33m x 2.29m) PVC double glazed window to side aspect, radiator.

BATHROOM 10' 4" x 7' 7" (3.15m x 2.31m) Obscure PVC double glazed window to side aspect, heated towel rail, panel enclosed bath with mixer tap over, walk in shower cubicle with mains rainfall shower over, low level WC, wash hand basin, integral cupboard housing 'Worcester' combination boiler, tiled flooring.

REAR GARDEN 25' (7.62m) Side pedestrian access, laid to paving, 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.
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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		83 B
69-80	C		
55-68	D	64 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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