



£275,000
19 Cunningham Avenue
Portsmouth, PO2 9AR

PROPERTY SUMMARY

NO FORWARD CHAIN & ALLOCATED PARKING! Jeffries & Dibbens are delighted to offer for sale this two bedroom, end of terrace property located in Cunningham Avenue, Hilsea. Well presented throughout, this property offers a selection of benefits. Accommodation comprises a downstairs W.C, a 15ft reception room and a fitted kitchen to the ground floor. The first floor consists of a family bathroom and two bedrooms, the main benefiting from built in wardrobes and an en-suite shower room. Added benefits include gas central heating, double glazing throughout and a fully-enclosed garden with side pedestrian access. To appreciate all that is on offer please contact Jeffries & Dibbens to arrange an internal viewing. 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Door to WC, stairs to first floor, radiator, laminate flooring, door to kitchen, door to reception room.

KITCHEN 8' 11" x 8' 1" (2.72m x 2.46m) PVC double glazed window to front aspect, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, roll top work surfaces, tiled splash back, space for fridge/freezer, integral oven with gas hob, overhead stainless steel extractor fan, tiled flooring.

RECEPTION ROOM 15' 3" max x 12' 4" narrowing to 11'10" (4.65m x 3.76m) PVC double glazed window to rear aspect, PVC double glazed door to rear garden, laminate flooring, under stairs storage cupboard.

WC Obscure PVC double glazed window to front aspect, close coupled WC, radiator, wash basin, tiled splash back.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 11' 1" narrowing to 9" x 9' 5" (3.38m x 2.87m) PVC double glazed window to front aspect, radiator, built in wardrobe space, door to en-suite, door to airing cupboard housing wall mounted combination boiler.

EN-SUITE Obscure PVC double glazed window to front aspect, radiator, close coupled WC, walk in shower cubicle, pedestal wash basin, tiled flooring, tiled to principal areas, extractor fan.

BEDROOM TWO 9' 9" x 7' 11" (2.97m x 2.41m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, radiator, pedestal wash basin, bath with shower attachment, tiled flooring, fully tiled.

REAR GARDEN 29' (8.84m) (approx) Fully enclosed, mainly laid to decking, outside tap, storage, side pedestrian access.





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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		90 B
81-91	B		
69-80	C	75 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

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