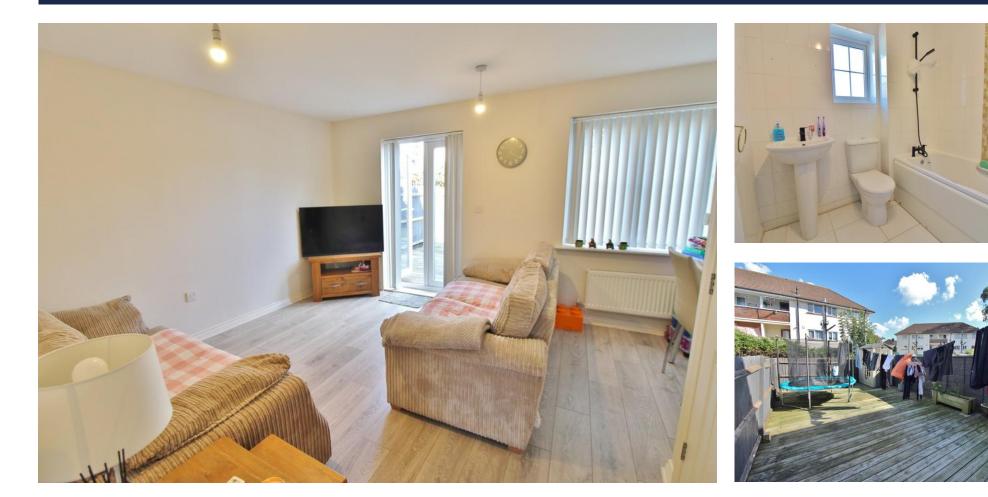


PROPERTY SUMMARY

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 benefitting 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 ensuite, 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 flooplan contained here, measurements of doors, windows, noors and any order terms are approximate and no responsibility is taken for any error, ornission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applanears shown have no been tested and no guarante as to their openability or efficiency can be given. Made with Metropic K2024 LOCAL AUTHORITY Portsmouth City Council

TENURE Freehold

COUNCIL TAX BAND Band C

VIEWINGS By prior appointment only

Score	Energy rating	C	urrent	Potentia
92+	A			1
81-91	в			<90 B
69-80	С		75 C	
55-68	D			
39-54	E	2		
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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