



OFFERS OVER
£320,000
50 Aylen Road
Portsmouth, PO3 5HD

PROPERTY SUMMARY

DOUBLE GARAGE! Jeffries & Dibbens are delighted to offer for sale this three bedroom, end terraced property located in Aylen Road, Copnor. Well presented and finished to a high standard, this property makes an ideal family home and offers a selection of benefits. Accommodation comprises a reception room, a modern-fitted kitchen/dining room, a sun lounge and a downstairs shower room. The first floor consists of three bedrooms and a modern-fitted family bathroom. Additional benefits to the property include gas central heating, double glazing throughout and bespoke under stairs storage. The property benefits from a west-facing garden, leading to a 16ft x 16ft double garage with power, light and an electric roller door. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, stairs to first floor door to reception room one, door to kitchen/diner, bespoke fitted under stairs storage with under counter lighting.

RECEPTION ROOM ONE 15' x 11' 1" (4.57m x 3.38m) PVC double glazed bay window to front aspect, radiator, feature fireplace.

KITCHEN/DINER 16' 9" narrowing to 7' 11" x 12' 10" (5.11m x 3.91m) PVC double glazed bi-fold doors to sun lounge, PVC double glazed window to rear aspect, laminate flooring, feature fireplace, range of wall and base units, roll top work surfaces, resin sink with mixer tap and drainer unit, USB plug socket, integral microwave, electric oven, cupboard housing with mounted combination boiler, under counter lighting, gas hob, overhead stainless steel extractor fan with glass hood, glass splash back, fitted storage, column radiator.

SUN LOUNGE 12' 5" x 9' 10" (3.78m x 3m) PVC double glazed windows to rear aspect, PVC double glazed French doors to garden, vertical radiator, tiled flooring door to shower room.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, walk in shower cubicle with rainfall shower, heated towel rail, vanity unit with concealed cistern WC, tiled flooring.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom.

BEDROOM ONE 13' 7" x 10' 4" (4.14m x 3.15m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 10' 7" x 9' 1" max (3.23m x 2.77m) PVC double glazed window to rear aspect, double radiator.

BEDROOM THREE 7' 8" x 6' 3" (2.34m x 1.91m) PVC double glazed window to front aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, tiled flooring, bath with shower, tiled to principal areas, stainless steel heated towel rail.

REAR GARDEN 22' (6.71m) approx West facing, fully enclosed, access to double garage. mainly laid to paving, artificial grass, outside tap.

DOUBLE GARAGE 16' 11" x 16' 6" (5.16m x 5.03m) Electric roller door, power and light, concrete floor.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		
81-91	B		
69-80	C		79 C
55-68	D	67 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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