

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' \times 11' 1" (4.57 m \times 3.38 m) PV C double glazed bay window to front aspect, radiator, feature fireplace.

KITC HEN/DINER 16' 9" narrowing to 7'11" x 12' 10" (5.11m x 3.91m) PVC double glazed bifold 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 wall mounted combination boiler, under counter lighting, gas hob, overhead stainless steel extractor fan with glass hood, glass splash back, fitted storage, column radiator.

SUNLOUNGE 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 show er 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) PV C double glazed window to front aspect, radiator.

BEDROOM TWO 10' 7" \times 9' 1" max (3.23m \times 2.77m) PV C double glazed window to rear aspect, double radiator.

BEDROOM THREE 7' $8" \times 6' \ 3" \ (2.34 \text{m} \times 1.91 \text{m})$ PV C 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, pow er and light, concrete floor.

GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error emission or mis-statement. This plan is for flustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarant as the plan of the plan

LOCAL AUTHORITY

Portsmouth City Council

TENURE

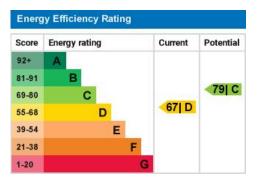
Freehold

COUNCIL TAX BAND

Band C

VIEWINGS

By prior appointment only



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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