

**£310,000**  
**30 Nelson Avenue**  
Portsmouth, PO2 8NL



## PROPERTY SUMMARY

THREE BEDROOM NEW BUILD! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Nelson Avenue, North End. Completed in November 2024, this modern property is offered with NO ONWARD CHAIN and with a selection of benefits. Accommodation comprises a 28ft lounge/dining room, a modern-fitted kitchen and a downstairs W.C. The first floor consists of two double bedrooms, a modern-fitted four piece family bathroom and stairs leading to a third double bedroom, fitted with a modern-fitted, en-suite shower room. Additional benefits include gas central heating, double glazing throughout, spotlighting and a fully-enclosed, private garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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## COMPOSITE FRONT DOOR

**HALLWAY** Stairs to first floor, open to reception room, spotlighting.

**RECEPTION ROOM** 28' 2" x 14' 1" narrowing to 9' 2" (8.59m x 4.29m) PVC double glazed bay window to front aspect, two radiators, under stairs cupboard, laminate flooring, spotlighting, PVC double glazed back door to garden, open to kitchen.

**KITCHEN** 13' 11" x 9' 6" (4.24m x 2.9m) PVC double glazed windows to rear and side aspect, PVC double glazed back door to garden, spotlighting, lantern, tiled to principal areas, range of wall and base units, marble effect laminate work surfaces, integral oven with gas hob, stainless steel sink with mixer tap and drainer unit, laminate flooring, space for washing machine, space for fridge/freezer, door to WC.

**WC** Obscure PVC double glazed window to side aspect, vertical radiator, vanity unit, concealed cistern WC.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two and bathroom, stairs to second floor, double radiator, cupboard.

**BEDROOM ONE** 14' 2" narrowing to 7' 3" x 11' 10" (4.32m x 3.61m) PVC double glazed window to front aspect, double radiator, walk in wardrobe space, spotlighting.

**BEDROOM TWO** 9' 6" x 9' 2" (2.9m x 2.79m) PVC double glazed window to rear aspect, double radiator, inspection hatch to loft room.

**LOFT ROOM** Storage, wall mounted combination boiler.

**BATHROOM** Obscure PVC double glazed window to rear aspect, vanity unit, bath, close coupled WC, walk in shower cubicle with rainfall shower, tiled flooring, radiator, tiled to principal areas, extractor fan.

**SECOND FLOOR LANDING** Door to bedroom three, spotlighting.

**BEDROOM THREE** 19' 3" x 13' 8" narrowing to 7' 1" (5.87m x 4.17m) Velux windows to front aspect, PVC double glazed window to rear aspect, radiator, door to shower room, eaves storage.

**SHOWER ROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, stainless steel heated towel rail, floating vanity unit, walk in shower cubicle with shower attachment, extractor fan.

**REAR GARDEN** Fully enclosed.





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 - TBC

**VIEWINGS**  
By prior appointment only

Energy Efficiency Rating				
Score	Energy rating		Current	Potential
92+	A			
81-91	B			86   B
69-80	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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