

£210,000
57 London Avenue
Portsmouth, PO2 9BT

PROPERTY SUMMARY

SOUTH FACING GARDEN! Jeffries are pleased to offer for sale this two double bedroom, mid-terraced property located in London Avenue, North End. Accommodation on offer comprises two reception rooms, a modern fitted kitchen, a modern fitted bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and an enclosed, south facing rear garden. Well presented throughout, we advise an internal viewing and this can be arranged by calling Jeffries on 02392 661662. Open Late!





OBSCURE DOUBLE GLAZED FRONT DOOR

ENTRANCE HALL Stairs leading to first floor landing, wall mounted cupboard housing meters, radiator, opening to.

LOUNGE 10' 6" x 9' 3" (3.2m x 2.82m) Double glazed window to front aspect, under stairs storage cupboard, radiator.

DINING ROOM 13' 8" into recess x 9' 3" (4.17m x 2.82m) Double glazed door leading to rear garden, feature fireplace, radiator, opening to kitchen.

KITCHEN 8' 4" x 6' 8" (2.54m x 2.03m) Double glazed window to side aspect, range of fitted wall and base units, roll edge work surfaces, built in oven and hob, space for washing machine and fridge/freezer, stainless steel sink and drainer unit, tiled flooring, door leading to bathroom.

BATHROOM 6' 2" x 5' 9" (1.88m x 1.75m) Obscure double glazed window to rear aspect, low level WC, pedestal wash hand basin, panel enclosed bath with shower over, tiled to principal areas, tiled flooring, chrome heated towel rail.

FIRST FLOOR LANDING Doors leading to.

BEDROOM ONE 13' 8" into recess x 9' 2" (4.17m x 2.79m) Double glazed window to front aspect, radiator.

BEDROOM TWO 13' 8" into recess x 9' 2" (4.17m x 2.79m) Double glazed window to rear aspect, radiator.

REAR GARDEN South facing, fully enclosed.





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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	60 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

**Jeffries
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