

£269,995
7 North End Avenue
Portsmouth, PO2 9EA

PROPERTY SUMMARY

SOUTH FACING GARDEN & NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three double bedroom, end terraced property located in North End Avenue, North End. The spacious accommodation to the ground floor comprises two reception rooms, an 11ft modern fitted kitchen, a WC, a utility room and a 10ft conservatory. The first floor offers a modern fitted family bathroom & WC and three double bedrooms. Additional benefits include double glazing, gas central heating and a 32ft south facing garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, dado rail, vinyl flooring, stairs to first floor, under stairs storage cupboard, door to reception room one, door to kitchen, door to WC, door to utility, door to reception room two.

RECEPTION ROOM ONE 15' 6" into bay x 10' 4" into recess (4.72m x 3.15m) PVC double glazed bay window to front aspect, dado rail, picture rail, radiator, feature fireplace with wood log burner, original ceiling rose.

KITCHEN 11' 9" x 8' 1" (3.58m x 2.46m) PVC double glazed window to rear aspect, PVC double glazed door to garden, range of wall and base units, square edge work surfaces, integral electric oven and gas hob with extractor hood over, sink and drainer unit with mixer tap over, space for fridge, space for freezer, tiled to principal areas, breakfast bar, dado rail, radiator.

WC Obscure PVC double glazed window to side aspect, close coupled WC, tiled to principal areas.

UTILITY Obscure PVC double glazed window to side aspect, roll top work surfaces, space and plumbing for washing machine, space for tumble dryer, tiled flooring, wall mounted 'Vaillant' combination boiler.

RECEPTION ROOM TWO 12' 11" x 9' 11" into recess (3.94m x 3.02m) Opening to conservatory, radiator, original ceiling rose, wall mounted electric fire.

CONSERVATORY 10' x 6' 11" (3.05m x 2.11m) PVC double glazed window to side aspect, PVC double glazed French doors to garden, wall mounted electric heater.

FIRST FLOOR LANDING Loft hatch with pull down ladder, radiator, dado rail, doors to.

BEDROOM ONE 15' 6" into bay x 11' 5" into recess (4.72m x 3.48m) PVC double glazed bay window to front aspect, radiator, picture rail, built in wardrobes with sliding doors.

BEDROOM THREE 11' 10" x 8' 1" (3.61m x 2.46m) PVC double glazed window to rear aspect, radiator.

WC Obscure PVC double glazed window to side aspect, close coupled WC.

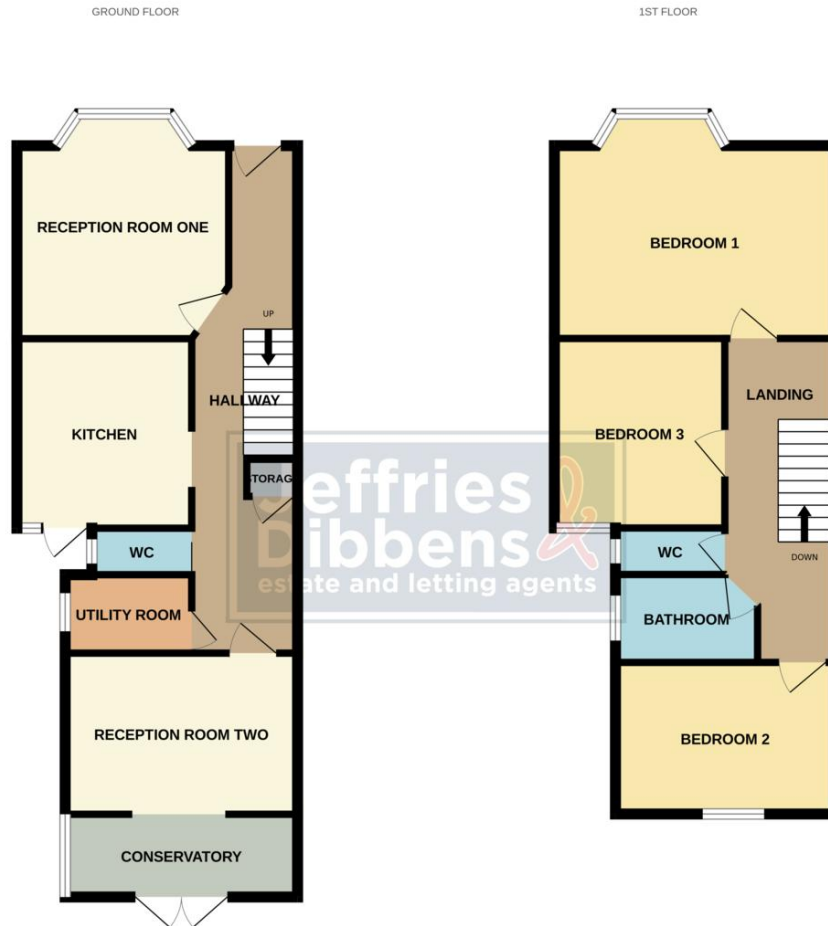
BATHROOM 7' 2" x 6' 11" (2.18m x 2.11m) Obscure PVC double glazed window to side aspect, panelled 'P' shape bath with 'Rainfall' style shower over, pedestal mounted wash basin, tiled to principal areas, radiator, built in storage area.

BEDROOM TWO 12' 6" x 9' 11" into recess (3.81m x 3.02m) PVC double glazed window to rear aspect, radiator, wood laminate flooring.

REAR GARDEN 32' (9.75m) approx. South facing, mainly laid to artificial grass, pergola, paved area, external power point, mature tree and shrub borders, wooden storage shed, wooden outbuilding with power and light (currently arranged as a bar)

OUTBUILDING 8' x 7' 9" (2.44m x 2.36m) Power and light.





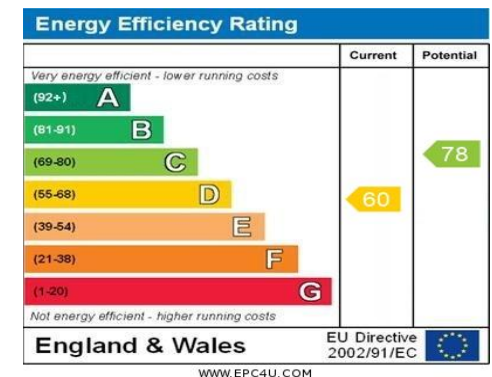
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 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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