

**£365,000**  
**21 Paignton Avenue**  
Portsmouth, PO3 6LL

## PROPERTY SUMMARY

**NO FORWARD CHAIN!** This very well presented, three bedroom, semi-detached residence located in Paignton Avenue, Baffins is available for sale with Jeffries Estate Agents of Portsmouth. Accommodation comprises two double bedrooms, a single bedroom and a modern-fitted family bathroom to the first floor. The ground floor boasts a 13' reception room, an 18 x 13', modern fitted kitchen/diner and a 17', double glazed conservatory overlooking the fully paved, west-facing, rear garden. The 25' garage is located adjacent to the property and also offers an additional WC and laundry facilities. Further features include gas central heating and double glazing. ALN CATCHMENT. Call Jeffries today on 023 92 661 662 to arrange your viewing!





## PVC DOUBLE GLAZED FRONT DOOR

**HALLWAY** Obscure PVC double glazed window to front aspect, radiator in radiator cover, cupboard housing meters, stairs to first floor, door to garage, door to reception room one and reception room two, LED spotlighting.

**RECEPTION ROOM ONE** 13' 4" x 11' 6" (4.06m x 3.51m) PVC double glazed window to front aspect, two radiators, coal effect gas fire with feature surround and hearth, LED dimmable spotlighting.

**KITCHEN/DINER** 18' 2 max" x 13' 9 narrowing to 9'10" (5.54m x 4.19m) PVC double glazed window to rear aspect, window to rear aspect, door to conservatory, range of wall and base units with granite work-surfaces & breakfast bar, composite sink and drainer unit, gas cooker point, extractor fan, space for fridge/freezer, tiled splash-backs, integrated dishwasher, LED dimmable spotlighting.

**CONSERVATORY** 17' 7" x 6' 7" (5.36m x 2.01m) PVC double glazed window to rear aspect and side aspect, PVC double glazed French doors to rear garden, polycarbonate roof, two radiators, laminate wood flooring.

**FIRST FLOOR LANDING** Loft access with pull down ladder, PVC double glazed window to side aspect, built-in storage cupboard, spotlighting, doors to all rooms.

**BATHROOM** Obscure PVC double glazed window to front aspect, radiator, three piece bathroom suite comprising panel enclosed bath with 'rainfall' style shower over, vanity unit, close coupled WC with concealed cistern, extractor, fully tiled, ceramic tiled flooring, spotlighting.

**BEDROOM ONE** 13' 5 in to bay" x 9' 7 including wardrobe depth" (4.09m x 2.92m) PVC double glazed bay window to front aspect, radiator, fitted mirrored wardrobes, dimmable LED spotlighting.

**BEDROOM TWO** 13' 2" x 10' 6 max" (4.01m x 3.2m) PVC double glazed window to rear aspect, double radiator, fitted wardrobe, cupboard housing boiler, dimmable LED spotlighting.

**BEDROOM THREE** 10' x 7' 2" (3.05m x 2.18m) PVC double glazed window to rear aspect, radiator, range of fitted storage units, laminate wood flooring, spotlighting.

## OUTSIDE

**REAR GARDEN** 28' x 25' (8.53m x 7.62m) Fully enclosed, west facing, fully paved, raised decorative borders with mature shrubs and integrated LED lighting, 5 external double power points, outside tap, pedestal basin with hot & cold feeds, access to garage.

**GARAGE** 25' 7" x 8' 11" (7.8m x 2.72m) Metal doors, power and light, access to hallway and garden, plumbing for washing machine, space for additional appliances, door to:

**WC** Low level WC, wash hand basin.



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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         | 78 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

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