

£250,000
57 Nelson Avenue
Portsmouth, PO2 8NJ

Jeffries & Dibbens
FOR SALE
0203 124 1662
www.jd.co.uk

2 hours
No return to zone
within 6 hours
PD Zone Permit Holders
Exempt

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this two bedroom, terraced house located in Nelson Avenue, North End. In addition to the two double bedrooms, the first floor also offers a family bathroom. The ground floor consists of a 14ft reception room, a 23ft kitchen/diner, and a downstairs W.C. Additional benefits include double glazing throughout, gas central heating and a 30ft west facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens at your earliest convenience! 02392 661 662.





OBSCURE GLAZED HARD WOODEN FRONT DOOR

HALLWAY PVC double glazed window to rear aspect, radiator, under stairs storage cupboard housing gas and electric meters, doors to reception room, kitchen/diner and WC, stairs to first floor.

RECEPTION ROOM 14' 1" x 9' 9" (4.29m x 2.97m) PVC double glazed bay window to front aspect, radiator.

KITCHEN/DINER 23' 1" x 10' 7" (7.04m x 3.23m) PVC double glazed bay window to side aspect, PVC double glazed window to side aspect, PVC double glazed window to rear aspect, radiator, range of wall and base units, roll top work surfaces, granite sink with mixer tap, integrated dishwasher, plumbing for washing machine, space for fridge/freezer, integrated oven, induction hob with overhead extractor hood, Herringbone flooring, tiled to principal areas, PVC double glazed door to garden.

WC Close coupled WC, wash hand basin, tiled to principal areas.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two and bathroom, loft hatch.

BEDROOM ONE 13' 2" x 12' (4.01m x 3.66m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' 2" x 8' 4" (3.71m x 2.54m) PVC double glazed window to rear aspect, radiator, storage cupboard housing wall mounted combination boiler.

BATHROOM PVC double glazed window to rear aspect, heated towel rail, close coupled WC, wash basin with mixer tap set in vanity unit, panel enclosed bath with mains powered shower, tiled to principal areas, tiled flooring.

REAR GARDEN 30' 1" x 13' 3" (9.17m x 4.04m) Mainly laid to patio and artificial grass, west facing, outside tap.



GROUND FLOOR

1ST FLOOR



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 B

VIEWINGS
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 85 B |
| 69-80 | C | | |
| 55-68 | D | 57 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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check and will not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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