

**£239,995**  
**66 London Avenue**  
Portsmouth, PO2 9BU



## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in London Avenue, North End. The property offers a selection of benefits including gas central heating, double glazing throughout and a fully-enclosed, private garden with a shed. Accommodation comprises 20ft reception room, a fitted kitchen and a downstairs family bathroom. The first floor consists of three bedrooms. To appreciate all that is on offer, please contact Jeffries & Dibbens at your earliest convenience. Call today on 02392 661 662.





## COMPOSITE FRONT DOOR

**PORCH** Door to reception room, cupboard housing meters, laminate flooring.

**RECEPTION ROOM** 25' x 13' 2" narrowing to 9' 10" (7.62m x 4.01m) PVC double glazed windows to front and rear aspect, two double radiators, laminate flooring, door to lobby.

**LOBBY** Radiator, stairs to first floor, door to garden, open to kitchen.

**KITCHEN** 11' 10" max x 7' 11" (3.61m x 2.41m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, 1 1/2 stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, gas hob, integral oven, tiled to principal areas, space for fridge/freezer, extractor fan, double radiator, door to bathroom.

**BATHROOM** 9' 1" x 8' 2" (2.77m x 2.49m) Obscure PVC double glazed window to rear aspect, vertical radiator, close coupled WC, floating wash basin, tiled to principal areas, walk in shower with 'Rainfall' shower, tiled flooring.

**FIRST FLOOR LANDING** Doors to bedroom one, bedroom two and bedroom three, PVC double glazed window to side aspect.

**BEDROOM ONE** 13' 3" x 9' 7" into wardrobe depth (4.04m x 2.92m) PVC double glazed window to front aspect, radiator, two built in wardrobes.

**BEDROOM TWO** 10' 2" x 10' (3.1m x 3.05m) PVC double glazed window to rear aspect, radiator, two built in wardrobes.

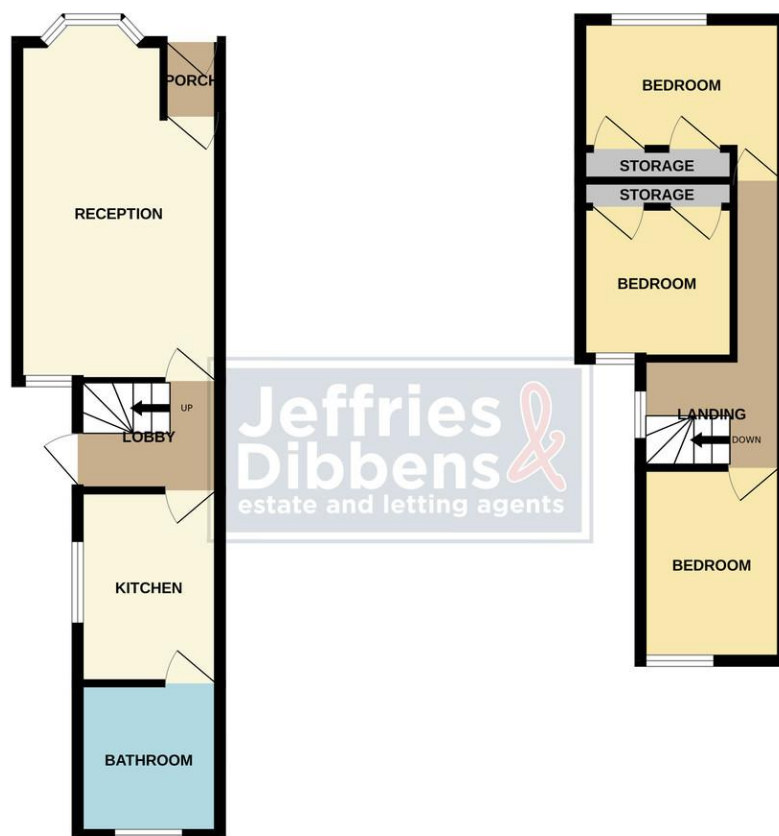
**BEDROOM THREE** 11' 4" narrowing to 10' 9" x 8' 1" (3.45m x 2.46m) PVC double glazed window to rear aspect, double radiator, cupboard housing wall mounted combination boiler.

**REAR GARDEN** 24' (7.32m) Fully enclosed, outside tap, shed.

**SHED** 13' 9" x 6' 5" (4.19m x 1.96m)

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

EPC TO FOLLOW

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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