



£325,000
61 Hayling Avenue
Portsmouth, PO3 6DU

PROPERTY SUMMARY

OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced property located in Hayling Avenue, Baffins. Well presented throughout, this property offers a selection of benefits. Accommodation comprises two reception rooms, a fitted kitchen, three bedrooms and a fitted family bathroom. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, rear garden with side pedestrian access. To appreciate all that offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





HARDWOOD FRONT DOOR

HALLWAY PVC double glazed window to side aspect, oak flooring, cupboard housing gas and electric meters, stairs to first floor, door to reception room one, door to kitchen, under stairs cupboard space, double radiator.

RECEPTION ROOM ONE 13' 3" x 11' 10" (4.04m x 3.61m) PVC double glazed window to front aspect, double radiator, laminate flooring, door to reception room two.

RECEPTION ROOM TWO 10' 10" max x 10' 9" max (3.3m x 3.28m) PVC double glazed window to rear aspect, double radiator.

KITCHEN PVC double glazed window to rear aspect, range of wall and base units, roll top work surfaces, tiled splash back, space for fridge/freezer, stainless steel sink with mixer tap and drainer unit, plumbing for washing machine, oak flooring, spotlighting, gas cooker point with fitted oven and gas hob, stainless steel splash back, stainless steel overhead extractor fan, hardwood door to garden.

FIRST FLOOR LANDING Doors to bedroom one, bedroom two, bedroom three and bathroom, cupboard.

BEDROOM ONE 13' 5" x 11' 11" (4.09m x 3.63m) PVC double glazed window to front aspect, double radiator.

BEDROOM TWO 11' 1" x 8' 4" narrowing to 7' 2" (3.38m x 2.54m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 10' 7" x 10' (3.23m x 3.05m) PVC double glazed window to front aspect, radiator, built in storage.

CUPBOARD Obscure PVC double glazed window to rear aspect, wall mounted combination boiler.

BATHROOM Obscure PVC double glazed window to rear aspect, pedestal wash basin, close coupled WC, bath with shower attachment, tiled flooring, fully tiled, stainless steel heated towel rail, built in speaker system, spotlighting.

REAR GARDEN 44' (13.41m) approx Side pedestrian access, outside tap, outside power point, built in storage, flower and shrub borders.

OUTSIDE Block Blocked paved driveway providing off road parking for approx two vehicles.





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.
Made with Metropix ©2024

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		81 B
69-80	C		
55-68	D	61 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
& Dibbens**
estate and letting agents

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk