

£315,000
84 Aylen Road
Portsmouth, PO3 5HD

PROPERTY SUMMARY

DOUBLE GARAGE! Jeffries & Dibbens are delighted to offer for sale this three bedroom, terraced residence located in Aylen Road, Copnor. This property is well presented throughout and offers a selection of benefits. Accommodation comprises two reception rooms, a fitted kitchen and a conservatory to the rear. The first floor consists of three bedrooms and a fitted family bathroom. Additional benefits include gas central heating, fitted shutters, double glazing throughout and a fully enclosed, private garden, providing access to the garage. The garage measures 17ft x 15ft and has an electric roller door, with power and lighting. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





OBSCURE COMPOSITE FRONT DOOR

HALLWAY Vertical radiator, obscure PVC double glazed windows to front aspect, stairs to first floor, under stairs storage, doors to reception room one, reception room two, open to kitchen, laminate flooring, glass balustrades.

RECEPTION ROOM ONE 13' 9" x 11' 1" (4.19m x 3.38m) PVC double glazed bay window to front aspect, fitted shutters, radiator, feature fireplace with wall mounted electric heater.

RECEPTION ROOM TWO 12' 4" x 10' 6" (3.76m x 3.2m) PVC double glazed sliding door to conservatory, laminate flooring, radiator.

CONSERVATORY 15' 8" x 7' 1" (4.78m x 2.16m) Double glazed windows, double glazed door to garden, luxury vinyl tiled flooring.

KITCHEN 8' 6" x 6' 2" (2.59m x 1.88m) Obscure door to conservatory, range of wall and base units, oak work surfaces, ceramic sink with mixer tap and drainer unit, plumbing for washing machine and dishwasher, space for fridge/freezer, integral oven with induction hob, stainless steel overhead extractor fan, tiled to principal areas, tiled flooring, spotlighting.

FIRST FLOOR LANDING Doors to bedroom one, two, three and bathroom, spotlighting, glass balustrades.

BEDROOM ONE 13' 9" into bay x 10' 9" (4.19m x 3.28m) PVC double glazed bay window to front aspect, radiator, spotlighting.

BEDROOM TWO 12' 5" x 10' 9" (3.78m x 3.28m) PVC double glazed window to rear aspect, radiator, cupboard housing wall mounted combination boiler.

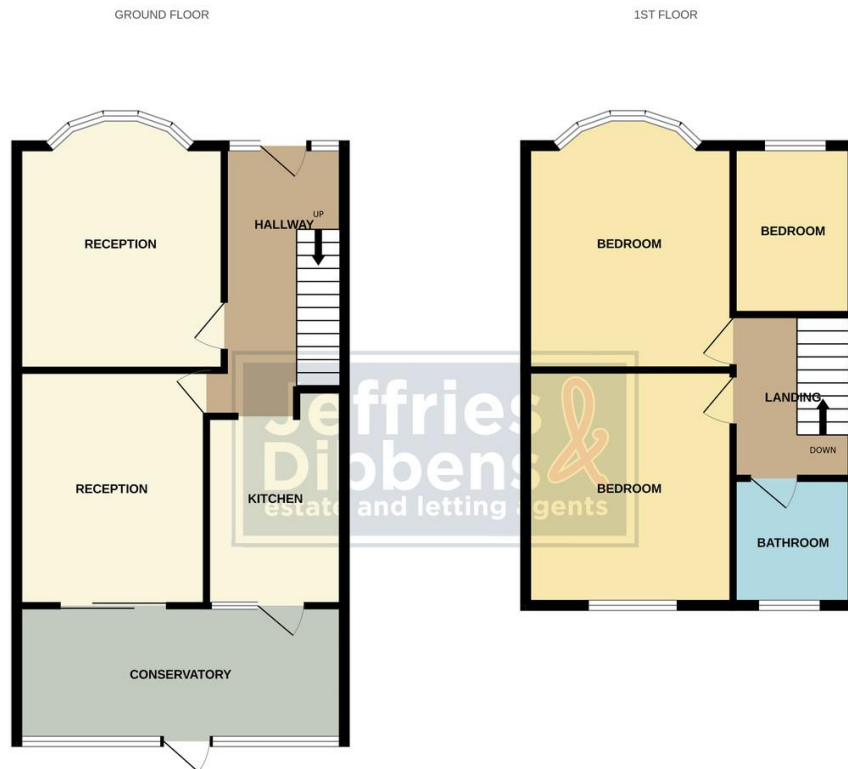
BEDROOM THREE 8' 4" x 5' 11" (2.54m x 1.8m) PVC double glazed window to front aspect, fitted shutters, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, vanity unit, bath with shower attachment, stainless steel heated towel rail, tiled flooring, fully tiled, spotlighting.

REAR GARDEN 11' (3.35m) Shingle, patio, outside power points, outdoor lighting.

GARAGE 17' 7" x 15' 2" (5.36m x 4.62m) Electric roller door, power and lighting.





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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	64 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.

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