



OFFERS IN EXCESS OF

£225,000

21 Aylesbury Road

Portsmouth, PO2 7NN

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Aylesbury Road, Copnor. Accommodation comprises two reception rooms, a fitted kitchen and a downstairs bathroom. The first floor consists of two double bedrooms. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing rear garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Doors to reception rooms one and two, laminate flooring, stairs to first floor.

RECEPTION ROOM ONE 11' 05" max x 9' 1" (3.48m x 2.77m) PVC double glazed bay window to front aspect, radiator, feature fireplace.

RECEPTION ROOM TWO 12' 03" max x 8' 10" (3.73m x 2.69m) PVC double glazed window to rear aspect, radiator, laminate flooring, under stairs storage, additional built-in storage, opening to kitchen.

KITCHEN 10' 0" x 7' 10" (3.05m x 2.39m) PVC double glazed window to side aspect, obscure PVC double glazed door to garden, range of wall and base level units, wood block work surfaces, one and a half bowl stainless steel sink and drainer unit with mixer tap over, plumbing for washing machine, integral oven & gas hob with stainless steel extractor hood over, space for fridge/freezer, tiling to principal areas, wall mounted combination boiler, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, panelled bath with shower over, tiling to principal areas, tiled floor, stainless steel heated towel rail, extractor fan.

FIRST FLOOR LANDING Doors to bedrooms one and two.

BEDROOM ONE 12' 3" x 10' 08" max (3.73m x 3.25m) PVC double glazed window to front aspect, radiator, fitted cupboard.

BEDROOM TWO 12' 4" x 9' 0" (3.76m x 2.74m) PVC double glazed window to rear aspect, radiator, fitted cupboard.

GARDEN 27' (8.23m) West facing, fully enclosed, artificial grass, outside tap, flower & shrub borders.



GROUND FLOOR

1ST FLOOR



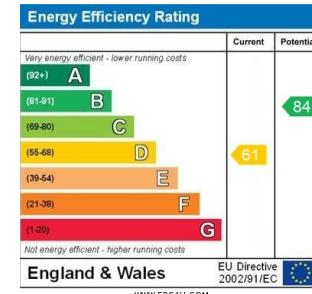
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services and fixtures and fittings 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



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.



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

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