

Jeffries & Dibbens  
**FOR SALE**  
023 7565 1662  
jdb.co.uk 000

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





### **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.





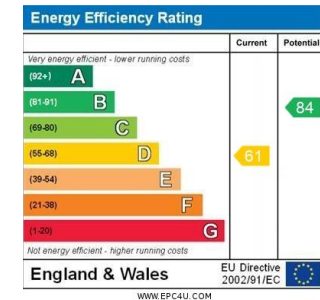
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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 Dibbens &**  
estate and letting agents

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