

Jeffries & Dibbens
FOR SALE
01705 311111

EDWARD
TERRACE

132

130

£235,000
132 Twyford Avenue
Portsmouth, PO2 8DL

PROPERTY SUMMARY

NO FORWARD CHAIN & OFF ROAD PARKING! Jeffries & Dibbens are delighted to offer for sale this three-bedroom terraced residence, located in Twyford Avenue, Stamshaw. Accommodation comprises a 23ft open-plan reception room, a fitted kitchen, three bedrooms and an upstairs family bathroom. Additional benefits include gas central heating, double glazing throughout and a fully enclosed 98ft rear garden. To the rear of the garden, there is a hardstanding parking space, accessible via secure gated access. To appreciate all that this property has to offer, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.





HARDWOOD FRONT DOOR Leading to porch.

PORCH Door to reception room, cupboard housing electric meters.

RECEPTION ROOM 23' 4" x 11' 7" (7.11m x 3.53m) PVC double glazed windows to front and rear aspect, two radiators, gas meter, solid oak flooring, door to kitchen.

KITCHEN 16' 6" max x 7' 3" (5.03m x 2.21m) PVC double glazed windows to side and rear aspect, resin 1 1/2 bowl sink with mixer tap and drainer unit, range of wall and base units, utility cupboard, tiled splash back, integral double oven with gas hob, stainless steel overhead extractor fan, integrated dishwasher, tiled flooring, space for fridge/freezer, vertical stainless steel radiator, PVC double glazed back door to garden.

CUPBOARD Plumbing for washing machine, wall mounted combination boiler.

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

BEDROOM ONE 11' 4" x 8' 4" (3.45m x 2.54m) PVC double glazed window to front aspect, radiator, fitted cupboard.

BEDROOM TWO 11' 6" narrowing to 6'10" x 8' 7" by 5'6" (3.51m x 2.62m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 9' 4" x 7' 3" (2.84m x 2.21m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to side aspect, tiled flooring, pedestal wash basin, close coupled WC, bath with shower, extractor fan, stainless steel heated towel rail, spot lighting.

REAR GARDEN 98' approx Hardstand off road parking space, shed, secure gated access.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of blocks, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	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.

**Jeffries
Dibbens &**
estate and letting agents

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