



**£425,000**  
**3 Lindley Avenue**  
Southsea, PO4 9NT



LOVELY EXTENDED HOME IN DESIRABLE LOCATION! Situated in the highly popular location of Lindley Avenue, Southsea, within a short distance of Canoe Lake and the seafront! This extended bay and forecourt is offered in a lovely condition throughout and would make an ideal family home. The ground floor accommodation briefly comprises; entrance hall, living room, fitted kitchen/dining room, downstairs cloakroom and additional reception room with sky light windows. Upstairs, you will find three double bedrooms and a modern fitted bathroom suite. Additional benefits for this home include gas central heating, double glazing and a low maintenance rear garden with shed and rear pedestrian access. To fully appreciate all this property has to offer, please call the Southsea office to arrange your viewing.

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**ENTRANCE** Tiled forecourt, double glazed door to:-

**HALLWAY** Stairs to first floor landing, exposed floorboards, storage cupboard, double glazed window to front elevation, doors to all rooms.

**LOUNGE** 15' 2" x 11' 3" (4.64m x 3.43m) Double glazed bay window to front elevation, radiator, exposed floorboards, feature fireplace, period picture rail.

**DINING ROOM** 12' 7" x 9' 8" (3.85m x 2.95m) Opening to kitchen and reception room, laminate flooring, radiator.

**KITCHEN** 9' 5" x 7' 0" (2.88m x 2.15m) Fitted kitchen comprising arrange of wall and base level units incorporating roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, electric oven, gas hob with extractor hood, space and plumbing for washing machine, space for fridge/freezer, tiled to principal areas and laminate flooring, double glazed window to rear elevation.

**RECEPTION ROOM** 11' 6" x 14' 9" (3.53m x 4.50m) Double glazed window to rear elevation, two velux windows, radiator, laminate flooring, double glazed door to garden.

**WC** Low level WC, wall mounted wash basin, vinyl flooring, double glazed window to rear elevation.

**FIRST FLOOR LANDING** Doors to all rooms, loft access, storage cupboard, carpeted.

**BATHROOM** 5' 3" x 5' 6" (1.61m x 1.70m) Panel enclosed bath with shower attachment, vanity unit housing wash basin, heated towel radiator, tiled to principal areas and vinyl flooring, obscure double glazed window to front elevation.

**BEDROOM ONE** 12' 7" x 11' 6" (3.86m x 3.52m) Double glazed window to front elevation, radiator, carpeted.

**BEDROOM TWO** 12' 8" x 9' 8" (3.87m x 2.96m) Double glazed window to rear elevation, carpeted, cupboard housing wall mounted boiler, radiator.

**BEDROOM THREE** 9' 6" x 7' 2" (2.92m x 2.19m) Double glazed window to rear elevation, carpeted, radiator.

**GARDEN** Laid to paving with shrub borders, personal door to:-

**SHED** Through to rear pedestrian access.







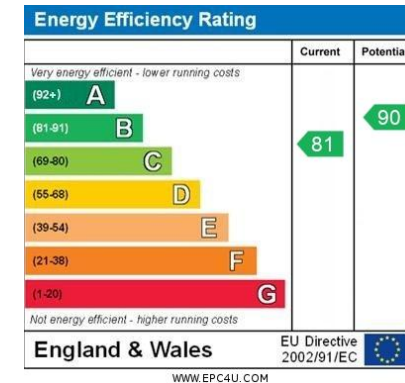
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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

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