



**£329,995**  
**28 Bridges Avenue**  
Paulsgrove, PO6 4PA



## PROPERTY SUMMARY

\*\*\* No Forward Chain \*\*\* We are pleased to present to the market this extended three bedroom semi detached property situated in the elevated location of Bridges Avenue. The accommodation comprises a large lounge/diner, modern fitted kitchen, utility room and downstairs WC. To the first floor you will find three bedrooms and a spacious shower room. Externally there is a good size rear garden, off road parking and a garage accessed via a shared driveway. To arrange your viewing contact our Portchester Office!

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**FRONT** Off road parking, access to garage via shared driveway, front door to property.

**HALLWAY**

**LOUNGE/DINER** 27' 06" max x 11' 11" max (8.38m x 3.63m)

**KITCHEN** 12' 01" x 8' 04" (3.68m x 2.54m)

**EXTENSION** 12' 01" max x 8' 04" max (3.68m x 2.54m)

**UTILITY ROOM** 5' 05" x 4' 11" (1.65m x 1.5m)

**WC**

**LANDING**

**BEDROOM ONE** 15' 06" x 10' 08" (4.72m x 3.25m)

**BEDROOM TWO** 11' 06" x 10' 10" (3.51m x 3.3m)

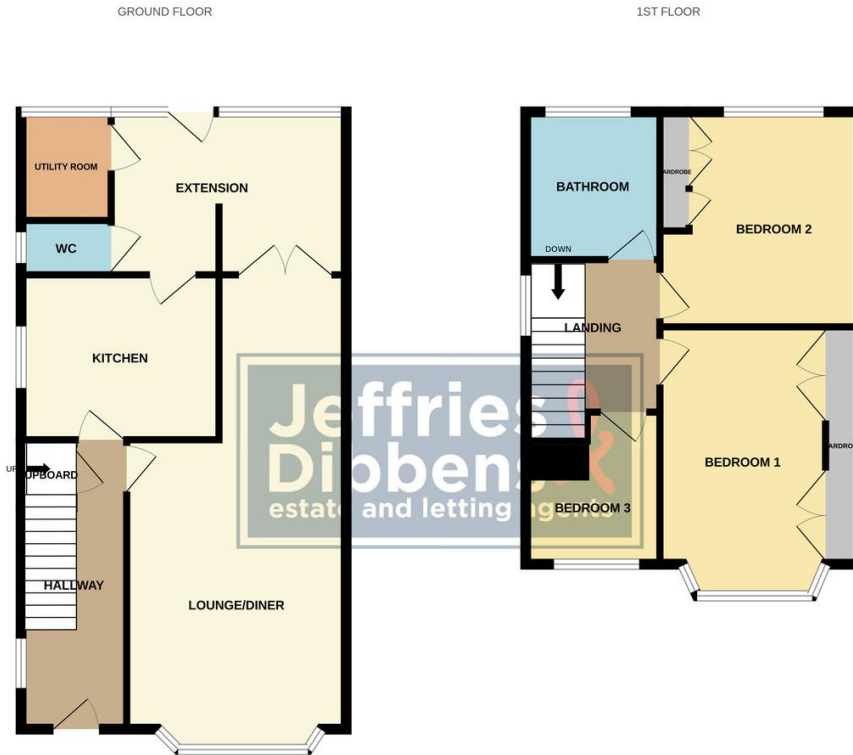
**BEDROOM THREE** 10' 00" x 7' 00" (3.05m x 2.13m)

**SHOWER ROOM** 8' 00" x 6' 07" (2.44m x 2.01m)

**REAR GARDEN**

**GARAGE**





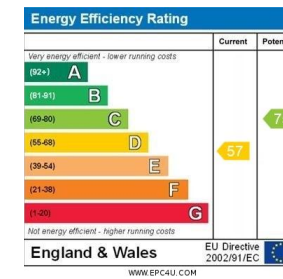
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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