

GUIDE PRICE

**£325,000-£335,000**

**25 Bridges Avenue**

Paulsgrove, PO6 4PA



## PROPERTY SUMMARY

Guide Price £325,000-£335,000. We are delighted to offer for sale this three bedroom semi-detached home situated in the sought after hillslope location of Bridges Avenue, Paulsgrove. The property comprises; entrance hall, cloakroom, a spacious 19'9 kitchen/diner and a 13'10 lounge with a log burner to the ground floor with three bedrooms and a four piece bathroom suite to the first floor. Benefits include off road parking, garage, a west facing rear garden, gas central heating and double glazing. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens.







**ENTRANCE HALL** 12' 3" x 6' 11" (3.73m x 2.11m)

**LOUNGE** 13' 10" x 12' 5" (4.22m x 3.78m)

**KITCHEN/DINER** 19' 8" x 19' 6" (5.99m x 5.94m)

**CLOAKROOM** 3' 6" x 2' 9" (1.07m x 0.84m)

**LANDING** 10' 7" x 2' 8" (3.23m x 0.81m)

**BEDROOM ONE** 12' 6" x 9' 9" (3.81m x 2.97m)

**BEDROOM TWO** 9' 10" x 7' 11" (3m x 2.41m)

**BEDROOM THREE** 7' 5" x 6' 7" (2.26m x 2.01m)

**BATHROOM** 9' 5" x 6' 9" (2.87m x 2.06m)

**GARAGE**

via shared driveway.

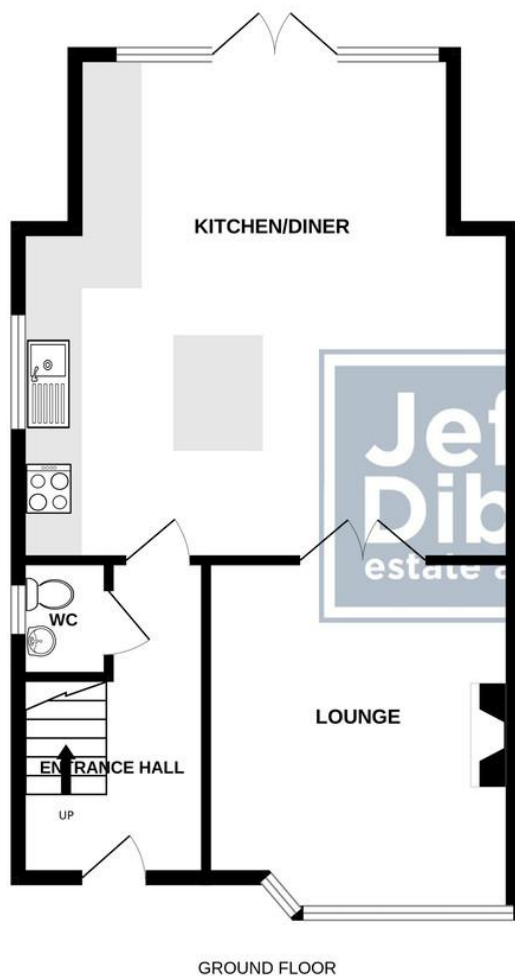
**REAR GARDEN**

West facing.

**PARKING**

Off road parking for two vehicles.





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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		84
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC
WWW.EPC4U.COM		

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.

**Jeffries  
Dibbens &**  
estate and letting agents

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