

Shelley Avenue

Portsmouth, Hampshire, PO6 4PN

Asking Price Of

£265,000

This beautifully presented two bedroom semi detached house has been substantially improved by the current owner and is ready to move in to! The property is situated in Shelley Avenue on the Paulsgrove/Portchester borders, so is conveniently positioned for public transport, local shops, schools and QA Hospital.



Property Features

- Beautifully Presented Throughout
- Newly Laid Driveway
- Gas Central Heating
- Outside Storage Shed
- Two Double Bedrooms
- Driveway Parking for Two Cars
- Double Glazing
- Good Size Rear Garden

PROPERTY OVERVIEW

Immaculately presented two bedroom semi detached house with recently laid block paved driveway, providing off road parking to the front of the property and a pretty enclosed rear garden with useful storage shed.

Situated on the popular Portchester/Paulsgrove borders it offers great access to public transport, is close to local shops and QA Hospital. It would be a great purchase for first time buyers or great for an investment opportunity.

ROOM MEASUREMENTS

Entrance Hall - 1.80m x 3.27m (5' 11" x 10' 8")

Lounge - 3.25m x 4.65m (10' 7" x 15' 3")

Kitchen - 5.17m x 2.20m (16' 11" x 7' 2")

First Floor Landing - 1.85m x 0.92m (6' 0" x 3' 0")

Bedroom One - 3.80m x 3.05m (12' 5" x 10' 0")

Bedroom Two - 3.30m x 3.32m (10' 9" x 10' 10")

Bathroom - 1.80m x 1.57m (5' 10" x 5' 1")

Shed - 2.21m x 2.19m (7' 3" x 7' 2")

Driveway parking to front

Enclosed Rear Garden with Side Access Gate

PROPERTY DESCRIPTION

The accommodation comprises the following:

On the ground floor the entrance hall has doors leading to the lounge and kitchen and the stairs leading to the first floor. The staircase has been newly fitted and offers solid oak stair treads with pine handrail and spindles. Under the stairs there is some useful storage space, and the room is finished with neutral decor and recently laid tiled flooring.

The lounge is situated to the front of the property and has a recently fitted bay window to the front aspect which provides plenty of natural light to the room. The ceiling has been skimmed and there is a central light fitting. The floor is laid to oak effect laminate and there is a recently fitted fireplace with modern electric fire fitted.

The kitchen/breakfast room runs across the rear of the property and has windows overlooking the rear garden. Fitted with a range of wall and floor cupboards with co-ordinated work tops, there is space for all your appliances to include cooker, washing machine, tumble dryer, dishwasher and fridge/freezer (these items are not included in the sale). There is a large storage cupboard which houses the recently fitted gas central heating boiler. UPVC side door leading to the rear garden.

On the first floor there are two double bedrooms both of which have a built-in cupboard and the bathroom which has been refitted with new sanitary ware to include sink, WC and bath with shower over. There is a large, mirrored wall cabinet and heated towel rail.



To the front of the property the driveway was newly laid this year and offers parking for 2 cars. There is a side access gate leading to the fully enclosed rear garden and brick-built storage shed.

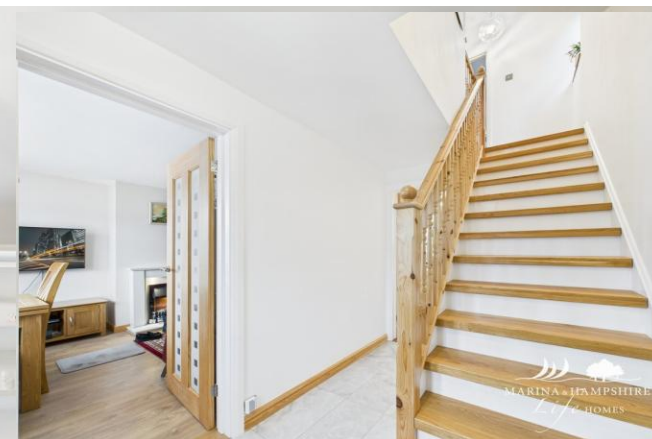
Call today to arrange your viewing for this immaculately presented property - one not to be missed!!

MATERIAL INFORMATION

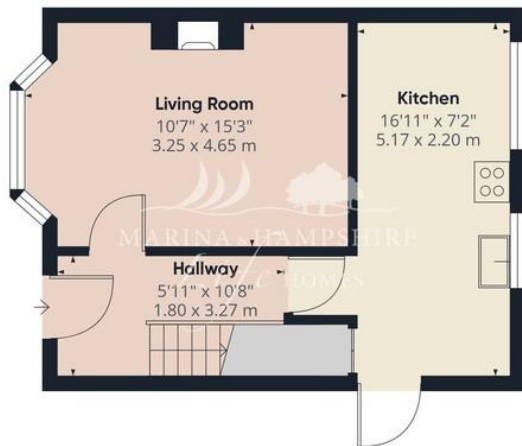
- Price (£) - £265,000
 - Tenure – Freehold
 - Council tax band (England, Wales and Scotland) - Band A
 - 100% of the ownership of the property being sold
 - Mains Water Supply
 - Mains Electricity
 - Heating - Gas Central Heating
 - Broadband - Fibre available
 - Parking- Driveway
 - Construction- Brick and block
 - Mobile Signal/Coverage- ADSL Fibre Checker (openreach.com)
 - Flooding – Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk)
 - Accessibility- Accommodation over 2 floors
- Stamp Duty Land Tax
Land Registration Fees
Solicitors Fees and Disbursements
- We strongly recommend you calculate the total costs of your property purchase to be sure of affordability.

VIEWING BY APPOINTMENT THROUGH HAMPSHIRE LIFE HOMES ONLY

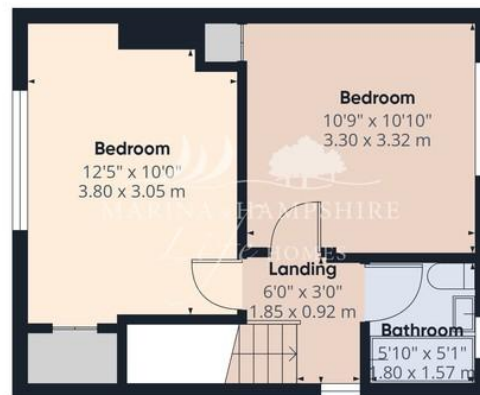
All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.







Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2



Approximate total area⁽¹⁾
729 ft²
67.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Awaiting EPC

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements