



**£329,995**  
**88 Battenburg Avenue**  
Portsmouth, PO2 0SW

## PROPERTY SUMMARY

NO FORWARD CHAIN & GARAGE! Jeffries & Dibbens are delighted to offer for sale this three-bedroom end-of-terrace residence, located in Battenburg Avenue, Copnor. Offered with no onward chain, this property boasts a range of desirable features. Accommodation comprises a 14ft reception room, a 17ft kitchen/dining room, a conservatory, and a shower room. The first floor consists of three bedrooms and a family bathroom. To the rear is a 56ft south-facing garden with access to a single garage. Additional benefits include gas central heating and double glazing throughout. Please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.





#### **PVC DOUBLE GLAZED FRONT DOOR TO PORCH**

**PORCH** Tiled flooring, obscure PVC double glazed front door to hallway.

**HALLWAY** Obscure PVC double glazed window to front aspect, double radiator, stairs to first floor, oak flooring, door to reception room one, open to kitchen/diner, under stairs cupboard housing wall mounted combination boiler.

**RECEPTION ROOM ONE** 13' 9" into bay x 11' 10" into recess (4.19m x 3.61m) PVC double glazed bay window to front aspect, double radiator, oak flooring, spotlighting.

**KITCHEN/DINER** 17'9" narrowing to 10'2" x 11'8" narrowing to 8'10" (5.44m x 3.56m) PVC double glazed French doors to conservatory, PVC double glazed window to rear aspect, tiled flooring, double radiator, breakfast bar, range of wall and base units, roll top work surfaces, 1 1/2 stainless steel sink with mixer tap and drainer unit, gas cooker point, overhead stainless steel extractor fan, stainless steel splash back, space for fridge/freezer, spotlighting, plumbing for washing machine, space for dryer, wine rack.

**CONSERVATORY** 14' 8" x 7' 4" (4.47m x 2.24m) PVC double glazed French doors to garden, radiator, door to shower room, polycarbonate roof.

**SHOWER ROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, stainless steel towel rail, walk in shower cubicle, tiled flooring, tiled to principle areas.

**FIRST FLOOR LANDING** Door to bedroom one, two and three, bathroom, inspection hatch.

**BEDROOM ONE** 14' 4" into bay x 8' 6" plus wardrobe depth (4.37m x 2.59m) PVC double glazed bay window to front aspect, double radiator, spotlighting, built in wardrobes.

**BEDROOM TWO** 11' 8" x 9' 2" plus wardrobe depth (3.56m x 2.79m) PVC double glazed window to rear aspect, double radiator, built in wardrobes.

**BEDROOM THREE** 8' 2" x 6' 5" (2.49m x 1.96m) PVC double glazed window to front aspect, radiator.

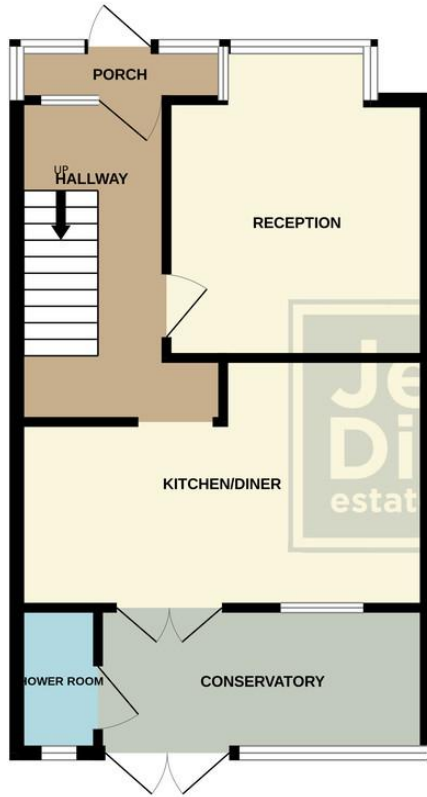
**BATHROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, tiled flooring, bath with shower attachment, tiled throughout, spotlighting, radiator.

**GARDEN** 56ft' (17.07m) South facing, fully enclosed, outside tap, raised decking area, access to garage.

**GARAGE** 15'9" narrowing to 6'10" x 17'10" narrowing to 11'3" (4.72m x 5.46m) under and over door, power and lighting.



GROUND FLOOR



1ST FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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.



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