

£245,000
1 Aylesbury Road
Portsmouth, PO2 7NN

PROPERTY SUMMARY

NO FORWARD CHAIN. Jeffries & Dibbens are delighted to be chosen to market this comprehensive, end terraced, two bedroom property, originally built as a three, located in Aylesbury Road, Portsmouth. Ground floor accommodation comprises three generously sized reception rooms, a 15ft x 15ft kitchen plus an additional lean-to. Accommodation to the first floor boasts a 9ft x 9ft shower room, two double bedrooms and a study. Additional benefits consist of a west facing 23ft x 21ft rear garden and gas central heating. We recommend a viewing at your earliest convenience to appreciate all on offer, call our Portsmouth branch today! 02392 661 662





OBSCURE ALUMINIUM DOUBLE GLAZED FRONT DOOR

OBSCURE WOOD FRONT DOOR

ENTRANCE HALL Obscure aluminium double glazed window to front aspect, radiator, stairs to first floor landing, sliding door to reception room one, sliding door to reception room two, cupboard housing mains.

RECEPTION ROOM ONE 16' 01" into bay x 12' 11" (4.9m x 3.94m) Aluminium double glazed bay window to front aspect, radiator, gas feature fireplace.

RECEPTION ROOM TWO 12' 09" x 9' 09" into recess (3.89m x 2.97m) Radiator, sliding door to kitchen.

RECEPTION ROOM THREE 12' 00" x 9' 06" (3.66m x 2.9m) PVC double glazed window to rear aspect, radiator, door to kitchen.

KITCHEN 15' 06" x 15' 03" narrowing to 12' 03" (4.72m x 4.65m) Two aluminium double glazed windows to rear aspect, wooden double glazed window to side aspect, range of wall and base units, plumbing for washing machine, island with integral storage cupboards, square cut work surfaces, space for fridge/freezer, wall mounted 'Worcester' boiler, space for cooker, stainless steel double sink and drainer unit, extractor fan, obscure aluminium double glazed door to lean-to.

LEAN TO 12' 03" x 4' 05" (3.73m x 12.32m) Obscure PVC double glazed window to side aspect, obscure PVC double glazed door to garden.

FIRST FLOOR LANDING Loft hatch, door to all rooms, storage cupboard.

BATHROOM 9' 07" x 9' 05" (2.92m x 2.87m) Aluminium double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, radiator, airing cupboard, double shower cubicle, bidet.

BEDROOM ONE 12' 11" x 11' 10" (3.94m x 3.61m) Aluminium double glazed window to front aspect, radiator, built in wardrobes.

BEDROOM TWO 12' 06" x 8' 05" (3.81m x 2.57m) PVC double glazed window to rear aspect, radiator, built in wardrobes.

STUDY/BOX ROOM 6' 02" x 5' 10" (1.88m x 1.78m) PVC double glazed window to front aspect, loft hatch.

GARDEN 23' 4" x 21' 08" (7.11m x 6.6m) Mainly paved, raised area with artificial grass, summer/garden room.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been noted and no guarantee as to their operability or efficiency can be given. House visit reference: 112/114

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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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