



**£285,000**  
**129 Stubbington Avenue**  
Portsmouth, PO2 0JF

## PROPERTY SUMMARY

NO FORWARD CHAIN!! Jeffries & Dibbens are pleased to offer for sale this three-bedroom terraced property located on Stubbington Avenue, North End. Ground floor accommodation comprises two reception rooms, a fitted kitchen, a conservatory, a utility room and a shower room. The first floor consists of three bedrooms and a family bathroom. Additional benefits include gas central heating, double glazing throughout, and a fully enclosed private garden with rear pedestrian access. We anticipate early interest, so please contact Jeffries & Dibbens Portsmouth today on 02392 661 662 to arrange an internal viewing





**DOUBLE GLAZED FRENCH DOORS LEADING TO**

**STORM PORCH** Front door leading to.

**ENTRANCE HALL** Two obscure windows to storm porch, stairs leading to first floor landing with storage under housing consumer unit, electric meter and gas meter, doors leading to.

**RECEPTION ROOM ONE** 16' 11" x 12' 4" (5.16m x 3.76m) Double glazed bay window to front aspect, radiator, wood burner.

**RECEPTION ROOM TWO** 15' 10" x 11' 2" (4.83m x 3.4m) Double glazed window to rear aspect, double glazed patio doors leading to conservatory, radiator, archway through to.

**KITCHEN** 12' 8" x 6' 10" (3.86m x 2.08m) Double glazed window to rear aspect, range of fitted wall and base level units, oak work top surfaces, range cooker, stainless steel extractor hood over, plumbing for washing machine, space for fridge freezer, stainless steel sink with mixer tap and drainer unit, tiled to principle areas, doorway through to.

**UTILITY ROOM** Obscure double glazed window to side aspect, double glazed side door leading to rear garden, dishwasher, space for fridge/freezer, wall mounted, 'Worcester' boiler, radiator, open to.

**SHOWER ROOM** Obscure double glazed window to rear aspect, low level WC, wall mounted wash hand basin, shower cubicle with shower over, tiled to principle areas, radiator.

**CONSERVATORY** 11' 5" x 7' 5" (3.48m x 2.26m) Double glazed windows and French doors overlooking the rear garden.

**FIRST FLOOR LANDING** Access to loft via pull down ladder, doors leading to.

**BEDROOM ONE** 16' 10" into bay x 10' 3" (5.13m x 3.12m) Double glazed bay window to front aspect, radiator, range of built in wardrobes.

**BEDROOM TWO** 16' x 11' 2" max (4.88m x 3.4m) Double glazed window to rear aspect, built in original dresser, radiator.

**BEDROOM THREE** 12' 7" x 6' 11" (3.84m x 2.11m) Double glazed window to rear aspect, radiator.

**BATHROOM** Obscure double glazed window to front aspect, low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment over, tiled to principle areas, radiator.

**REAR GARDEN** Mainly laid to lawn, paved area, flower and shrub borders, shed, rear pedestrian access, outside tap.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, doors 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	71 C	79 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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