

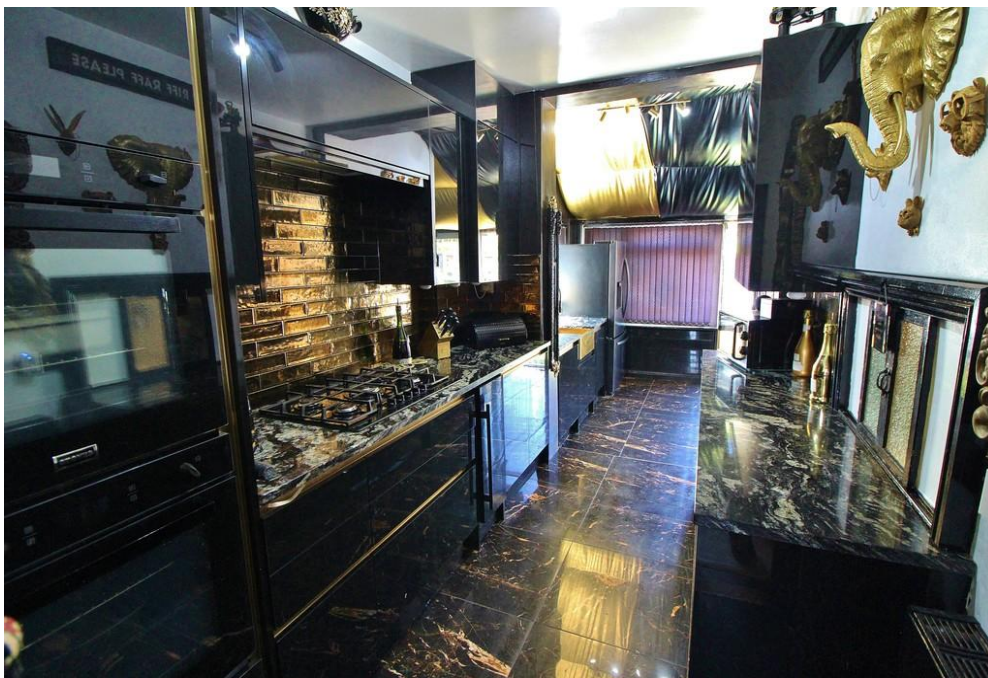
£325,000
25 Seaton Avenue
Portsmouth, PO3 6LG

PROPERTY SUMMARY

WEST-FACING GARDEN! Jeffries & Dibbens are delighted to offer for sale this unique three bedroom, semi-detached residence in the highly sought-after location of Seaton Avenue, Baffins. This property is within the Admiral Lord Nelson catchment and offers a range of benefits. Accommodation comprises two reception rooms, a well-presented fitted kitchen and a sun room to the rear of the property. The first floor consists of three bedrooms and a upstairs four-piece family bathroom. Additional benefits include gas central heating, double glazing throughout and west-facing garden with side pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO HALLWAY

HALLWAY Obscure PVC double glazed window to front aspect, stairs to first floor, radiator, wood flooring, under stairs cupboard space.

RECEPTION ROOM ONE 13' 11" into bay" x 11' 6" into recess" (4.24m x 3.51m) PVC double glazed bay window to front aspect, wood flooring, working stone fireplace with brass fender.

RECEPTION ROOM TWO 13' 1" x 10' 7" into recess (3.99m x 3.23m) Door to sun room, laminate flooring, double radiator, windows to rear aspect, serving hatch.

KITCHEN 21ft' x 7' 1" (6.4m x 2.16m) Obscure PVC double glazed window to side aspect, range of wall and base units, granite work top surfaces, integral electric ovens, gas hob, overhead extractor fan, double radiator, decorative tiled flooring, space for fridge/freezer, plumbing for washing machine, tiled to principle areas, brushed brass stainless steel sink with mixer tap and drainer unit, door to WC, integral dishwasher, open to sun room.

SUN ROOM 10' 8" x 10' 1" (3.25m x 3.07m) Decorative tiled flooring, two double radiators, PVC double glazed sliding doors to garden.

WC Tiled to principle areas, low level WC, obscure borrowed light window to rear aspect.

FIRST FLOOR LANDING Door to bedroom one, two and three, bathroom, obscure PVC double glazed window to side aspect.

BEDROOM ONE 14' 2" into bay x 11' 6" maximum (4.32m x 3.51m) PVC double glazed bay window to front aspect, double radiator, feature fireplace.

BEDROOM TWO 13' 1" x 10' 7" maximum (3.99m x 3.23m) PVC double glazed window to rear aspect, double radiator, built in wardrobes.

BEDROOM THREE 6' 2" x 5' 6" (1.88m x 1.68m) PVC double glazed window to front aspect, double radiator.

BATHROOM 10' x 7' 2" (3.05m x 2.18m) Obscure PVC double glazed window to rear aspect, panelled enclosed Jacuzzi bath, stainless steel heated towel radiator, tiled flooring, walk in shower cubicle, pedestal wash basin, close coupled WC, tiled to principle areas, towel rail.

GARDEN 30ft Approx' (9.14m) West facing, fully enclosed, artificial grass, patio area, decorative features, side pedestrian access, outside shed space.



GROUND FLOOR



1ST FLOOR



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		82 B
69-80	C		
55-68	D	66 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.

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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