

£365,000
69 Aylen Road
Portsmouth, PO3 5HD

PROPERTY SUMMARY

EXTENDED FOUR-BEDROOM HOUSE! Jeffries & Dibbens are delighted to offer for sale this four-bedroom, terraced property located on Aylen Road, Copnor. Ground floor accommodation comprises a 17ft reception room and a 24ft x 15ft kitchen/diner fitted with integrated appliances, with bi-fold doors leading to a 49ft rear garden. Accommodation across the first and second floors comprises four bedrooms, a study/bedroom, a fitted shower room and a fitted bathroom. Additional benefits include gas central heating, double glazing throughout and a spacious rear garden with an outbuilding and rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662.





PVC DOUBLE GLAZED DOORS TO PORCH

PORCH Fitted storage, obscure hard wood front door to reception room one.

RECEPTION ROOM ONE 14' 7" into bay" x 17'5" narrowing to 11'4" (4.44m x 5.46m) PVC double glazed bay window to front aspect, two double radiators, laminate flooring, French doors to kitchen/diner, door to lounge/diner, stairs to first floor landing.

KITCHEN/ DINER 24' 9" x 15' 10" (7.54m x 4.83m) PVC double glazed built in fold doors to garden, range of wall and base units, double radiator, oak work top surfaces, range cooker, 1 1/2 ceramic sink with adjustable mixer tap and drainer unit, overhead extractor over, integral dishwasher, integral washing machine, space for fridge/freezer, log burner, integrated work top plug socket, integral breakfast bar.

FIRST FLOOR LANDING Door to bathroom, door to bedroom one, bedroom two and bedroom three, airing cupboard.

STUDY 5' 9" x 5' 6" (1.75m x 1.68m) PVC double glazed window to front aspect, radiator, fitted storage.

BEDROOM ONE 12' 7" x 8' 11" (3.84m x 2.72m) PVC double glazed window to rear aspect, double radiator, laminate flooring.

BEDROOM TWO 11' 8" x 11' 11" (3.56m x 3.63m) PVC double glazed window to front aspect, double radiator, laminate flooring.

BATHROOM Obscure PVC double glazed window to rear aspect, vanity unit, close coupled WC, wall mounted Vaillant combination boiler, tiled to principle areas, stainless steel heated towel radiator, panel enclosed bath with shower over.

SECOND FLOOR LANDING Velux windows to front aspect, door to shower room, door to bedroom three and bedroom four.

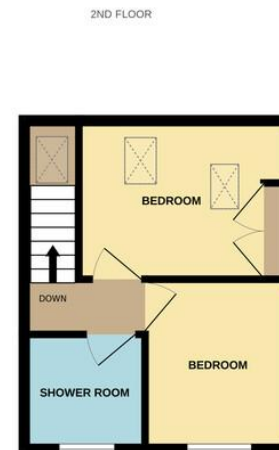
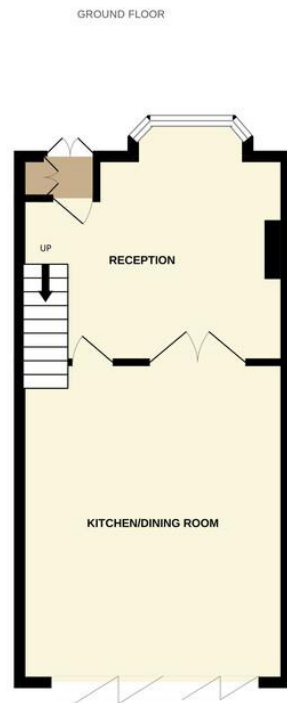
BEDROOM FOUR 11' narrowing to 9'7" x 10' (3.58m x 3.05m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 11' 8" plus wardrobe depth x 11' 1" approx (3.56m x 3.38m) Two Velux windows to front aspect, radiator, built in wardrobes.

SHOWER ROOM Obscure PVC double glazed window to rear aspect, close coupled WC, stainless steel heated towel radiator, float wash basin, walk in shower cubicle walk in rainfall shower over, tiled to principle areas, tiled flooring, extractor fan.

GARDEN 49ft' (14.94m) East facing, fully enclosed, mainly laid to paving, shrub borders, outside tap, outside power point, decked area, access to outbuilding.

OUTBUILDING 16' 1" x 7' 3" (4.9m x 2.21m) Power and lighting, rear pedestrian access.



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		86 B
69-80	C	75 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.

**Jeffries
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