



Jeffries & Dibbens
FOR SALE
023 9243 5000
jdea.co.uk

GUIDE PRICE
£260,000-£270,000
198 Allaway Avenue
Paulsgrove, PO6 4HJ

Guide Price £260,000 - £270,000. This well-proportioned three-bedroom semi-detached family home, situated in the popular location of Allaway Avenue. Arranged across two floors, this property offers generous living accommodation ideal for growing families and first-time buyers alike. The ground floor comprises a welcoming entrance hall, a spacious and bright lounge, a separate dining room (currently being used as a downstairs bedroom) and a modern fitted kitchen offering ample storage and access to the rear garden. Upstairs, the property boasts three well-sized bedrooms alongside a contemporary family bathroom. Externally, the home benefits from a generous front & rear garden, ideal for entertaining, as well as side access and a brick outbuilding. Conveniently located close to local amenities, schools, transport links, and parks, an early viewing is highly recommended to appreciate what this family home has to offer.





ENTRANCE HALL

LOUNGE 11' 7" x 15' 7" (3.548m x 4.771m)

DINING ROOM/BEDROOM FOUR 8' 7" x 8' 5" (2.633m x 2.568m)

KITCHEN 8' 8" x 13' 6" (2.648m x 4.139m)

LANDING

BEDROOM ONE 11' 9" x 10' 6" (3.594m x 3.211m)

BEDROOM TWO 8' 9" x 11' 11" (2.672m x 3.657m)

BEDROOM THREE 11' 8" x 10' 2" (3.569m x 3.116m)

BATHROOM 5' 5" x 8' 3" (1.653m x 2.540m)

REAR GARDEN

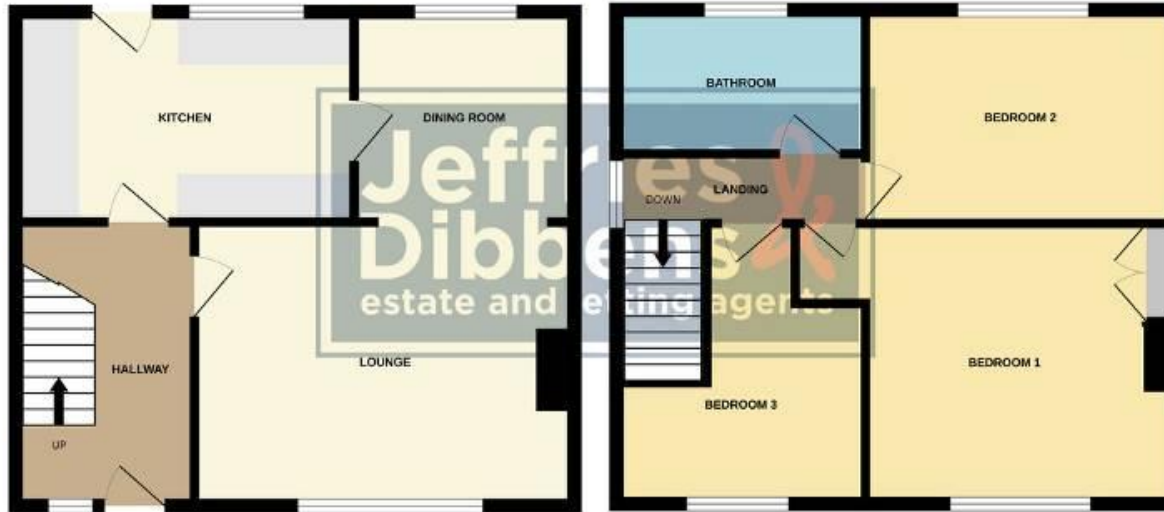
OUTBUILDING With outdoor WC.

FRONT GARDEN



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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	58 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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