

OFFERS OVER
£250,000
38d Allaway Avenue
Paulsgrove, PO6 3PW

New to the market, this three-bedroom mid-terraced, brick-built home is situated along the popular Allaway Avenue. The property has recently benefited from new carpets and flooring, a new front door and windows and redecoration throughout, offering a fresh feel for its next owner. The accommodation comprises a lounge and fitted kitchen on the ground floor, with the first floor offering three bedrooms and a family bathroom. Externally, the property benefits from front and rear gardens. Offered with NO FORWARD CHAIN, early viewing is highly recommended. Please contact our Portchester branch to arrange your appointment!

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ENTRANCE HALL

LOUNGE 10' 9" x 15' 3" (3.28m x 4.67m)

KITCHEN 9' 6" x 20' 6" (2.91m x 6.25m)

LANDING

BEDROOM ONE 10' 9" x 12' 9" (3.28m x 3.89m)

BEDROOM TWO 9' 7" x 12' 1" (2.93m x 3.69m)

BEDROOM THREE 10' 9" x 9' 7" (3.28m x 2.93m)

BATHROOM 5' 5" x 7' 5" (1.66m x 2.28m)

REAR GARDEN

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		84 B
69-80	C	71 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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