

£245,000

12 North Avenue

Portsmouth, PO2 9SU

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three-bedroom semi-detached property, situated in North Avenue, Hilsea. The accommodation comprises three bedrooms, a 13ft reception room, a 12ft fitted kitchen, a downstairs fitted bathroom and a separate downstairs W.C. Additional benefits include double glazing throughout, a good-sized rear garden measuring approximately 40ft and no forward chain. To fully appreciate all that this property has to offer, please contact Jeffries & Dibbens Portsmouth today to arrange an internal viewing.

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HARD WOODEN FRONT DOOR

ENTRANCE HALL Obscure PVC double glazed window to front aspect, wall mounted electric heater, doors to reception room one, WC, bathroom, storage cupboard, stairs to first floor landing.

WC Obscure PVC double glazed window to side aspect, low level WC, wall mounted wash basin, wall mounted boiler, under stairs storage cupboard.

BATHROOM Obscure PVC double glazed window to front aspect, wooden panelled bath, pedestal wash basin, extractor fan.

RECEPTION ROOM 13' 01" x 11' 11" (3.99m x 3.63m) PVC double glazed window to side aspect, cupboard housing gas and electric meters, door to kitchen.

KITCHEN 12' 05" x 07' 11" (3.78m x 2.41m) PVC double glazed window to side aspect, wall and base units, roll top work surfaces, stainless steel sink with mixer tap, space for plumbing for washing machine, space for cooker, space for fridge/freezer, tiled to principle areas, obscure PVC double glazed door to garden.

FIRST FLOOR LANDING PVC double glazed window to side aspect, doors to all rooms.

BEDROOM ONE 12' 07" x 11' 11" (3.84m x 3.63m) Two PVC double glazed windows to side aspect, wall mounted electric meter.

BEDROOM TWO 12' 06" x 08' 01" (3.81m x 2.46m) PVC double glazed window to side aspect, wall mounted electric heater.

BEDROOM THREE 12' 00" x 06' 00" (3.66m x 1.83m) PVC double glazed window to side aspect, wall mounted electric heater.

GARDEN 40'ft approx (12.19m) Mainly paved.

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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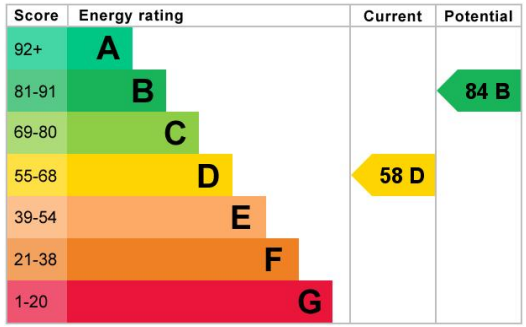
LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only



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 & Dibbens estate and letting agents

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