

Jeffries & Dibbens
FOR SALE
023 2046 1662
Haverhill 008

£199,995
41 London Avenue
Portsmouth, PO2 9BT

PROPERTY SUMMARY

NO FORWARD CHAIN. Jeffries & Dibbens are excited to bring to the market this well presented, two bedroom terraced house located in London Avenue, North End. Ideally suited to first time buyers and investors alike, the accommodation on offer comprises two reception rooms, a 14ft fitted kitchen, fitted upstairs bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and a south facing fully enclosed rear garden. We anticipate high levels of interest in this property so please contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH LEADS TO

RECEPTION ROOM ONE 13' 10" x 9' 06" (4.22m x 2.9m) PVC double glazed window to front aspect, radiator, cupboard housing mains, stairs to first floor landing, door to reception room two.

RECEPTION ROOM TWO 13' 10" x 9' 06" (4.22m x 2.9m) PVC double glazed window to rear aspect, radiator, space for storage, leading to kitchen.

KITCHEN 14' 10" x 7' 08" (4.52m x 2.34m) Obscure PVC double glazed door to rear garden, PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, tiled to principle areas, stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, space for fridge/freezer, integral gas hob and oven, stainless steel extractor hood.

FIRST FLOOR LANDING Loft hatch, door to all rooms.

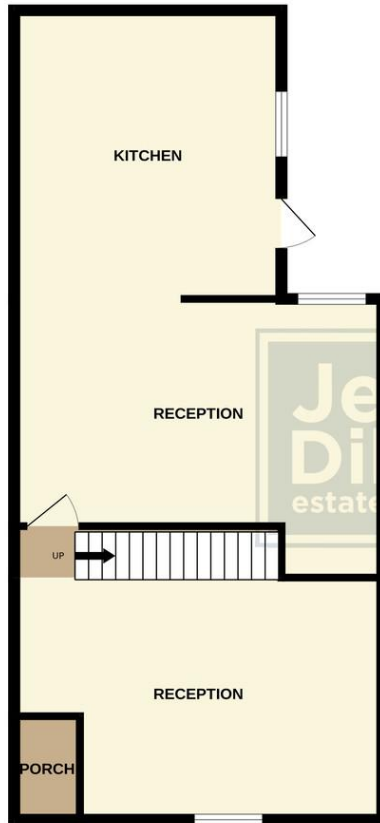
BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, panelled bath with overhead shower, tiled to principle areas, stainless steel heated towel rail.

BEDROOM ONE 13' 10" x 9' 05" (4.22m x 2.87m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 9' 06" x 8' 00" (2.9m x 2.44m) PVC double glazed window to rear aspect, radiator, cupboard housing wall mounted combination boiler.

GARDEN South facing, fully enclosed, laid to patio.

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		81 B
69-80	C		
55-68	D	59 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
Dibbensen**
estate and letting agents

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