



PROPERTY SUMMARY

We are delighted to welcome to the market this beautifully presented and extended family home located in the ever popular 'Welsh Avenues'. The property is located in Aberdare Avenue and has recently been renovated & upgraded by the current owners to a very high standard throughout. The accommodation comprises of an entrance hall, large kitchen diner and utility room with access to the downstairs shower room. On the first floor there are three bedrooms and a newly fitted bathroom. To the rear there is a large garden with seating and lawn areas. To the front of the property there is ample off road parking and access to a store area. A viewing is highly recommended to fully appreciate the presentation and accommodation on offer.

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FRONT Off road parking, access to storage area.

HALLWAY

KITCHEN/DINER 25' 2" x 17' 95" (7.67m x 7.59m)

UTILITY ROOM 6' 68" x 6' 09" (3.56m x 2.06m)

SHOWER ROOM 5' 37" x 6' 12" (2.46m x 2.13m)

LOUNGE 12' 46" x 13' 75" (4.83m x 5.87m)

BEDROOM ONE 11' 07" x 13' 96" (3.53m x 6.4m)

BEDROOM TWO 9' 83" x 12' 22" (4.85m x 4.22m)

BEDROOM THREE 8' 17" x 9' 05" (2.87m x 2.87m)

BATHROOM 5' 23" x 6' 92" (2.11m x 4.17m)

REAR GARDEN





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 fixtures 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 D

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.