

£205,000

35 Aylesbury Road

Portsmouth, PO2 7NN

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Aylesbury Road, Copnor. Accommodation comprises two reception rooms, a fitted kitchen and a downstairs bathroom, with two bedrooms to the first floor. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO HALLWAY

HALLWAY Door to reception room one, stairs to first floor, radiator, feature fireplace.

RECEPTION ROOM ONE 10' 1" x 9' 11" (3.07m x 3.02m) PVC double glazed bay window to front aspect, radiator, feature fireplace.

RECEPTION ROOM TWO 13' 4|" into recess x 9' 11" (4.06m x 3.02m) PVC double glazed window to rear aspect, double radiator, feature fireplace, under stairs cupboard space, door to kitchen.

KITCHEN 10' 11" x 8' 5" (3.33m x 2.57m) Obscure PVC double glazed window to side aspect, radiator, range of wall and base units, obscure PVC double glazed back door to garden, integral oven gas hob, ceramic sink with mixer tap and drainer unit, plumbing for washing machine, space for fridge, space for freezer, wall mounted combination boiler, door to bathroom.

BATHROOM Obscure PVC double glazed window to rear aspect, vanity unit, radiator, close coupled WC, bath with shower attachment, tiled flooring, spotlighting, extractor fan.

FIRST FLOOR LANDING Door to bedroom one, bedroom two, inspection hatch.

BEDROOM ONE 13' 3" x 9' 11" into recess (4.04m x 3.02m) PVC double glazed window to front aspect, double radiator, built in mirrored wardrobes, feature fireplace, integral cupboard space.

BEDROOM TWO 13' 3" into recess x 9' 11" (4.04m x 3.02m) PVC double glazed window to rear aspect, radiator, feature fireplace, built in cupboard space.

GARDEN 26ft' (7.92m) West facing, fully enclosed, patio, outside tap.



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

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.

Jeffries & Dibbens estate and letting agents

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