

GUIDE PRICE

£250,000-£260,000

304 Allaway Avenue

Paulsgrove, PO6 4QS

PROPERTY SUMMARY

Guide Price £250,000 - £260,000. We are delighted to offer for sale this three bedroom house situated in Allaway Avenue, Paulsgrove. With easy access to local amenities including bus routes and schools, we feel this property would be an ideal family home. The property boasts an 18'9 kitchen/diner, a 65' rear garden which also boasts a spacious log cabin, gas central heating and double glazing. To arrange your accompanied viewing, contact Jeffries and Dibbens (Portchester).





LOUNGE

12' 9" x 12' 7" (3.89m x 3.84m)

KITCHEN

18' 9" x 10' 5" (5.72m x 3.18m)

BEDROOM ONE

13' 0" x 11' 0" (3.96m x 3.35m)

BEDROOM TWO

11' 0" x 10' 5" (3.35m x 3.18m)

BEDROOM THREE

9' 8" x 7' 7" (2.95m x 2.31m)

BATHROOM

7' 6" x 7' 4" (2.29m x 2.24m)

REAR GARDEN

Approx. 65' 0" x 25' 0" (19.81m x 7.62m)

LOG CABIN

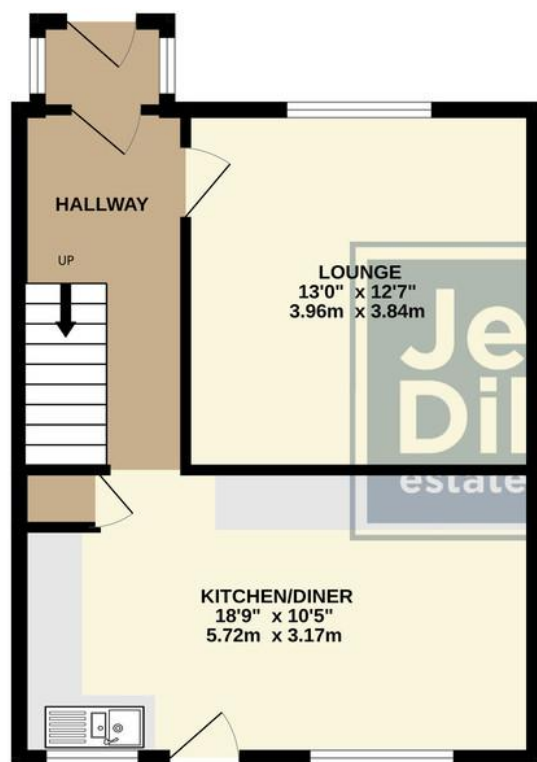
15' 2" x 14' 4" (4.62m x 4.37m)

AGENTS NOTE

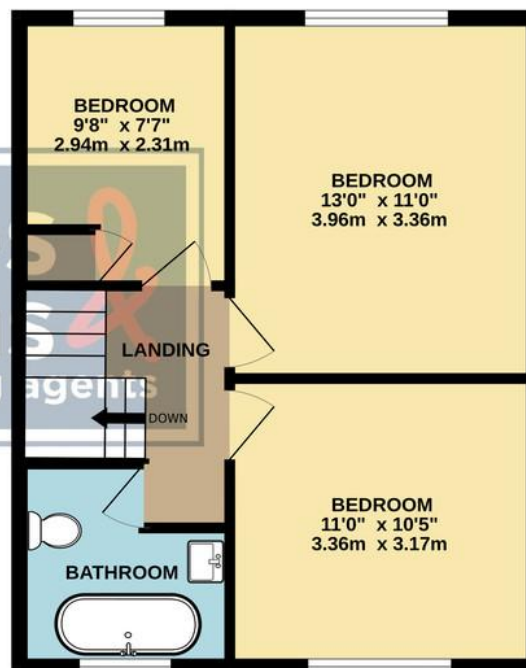
Please note that this property is a non-standard construction - Laing Easi-Form (concrete construction). Please speak to our mortgage advisor to check lending suitability.



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		82 B
69-80	C	76 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
Dibbens &**
estate and letting agents

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