

**£240,000**  
**4 Avondale Road**  
Portsmouth, PO1 5LZ

## PROPERTY SUMMARY

OFF ROAD PARKING FOR 2 VEHICLES! Jeffries & Dibbens are delighted to present for sale this end of terrace style house located in the cul-de-sac location of Avondale Road, Fratton and offered with NO FORWARD CHAIN! Accommodation comprises two double bedrooms and a modern-fitted family bathroom to the first floor. The ground floor offers a 12', modern-fitted kitchen with a selection of integrated appliances and two reception rooms. Further benefits include gas central heating, double glazing and a fully enclosed rear garden side pedestrian access. Contact our Portsmouth office today to arrange your viewing! 023 92 661 662

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## COMPOSITE FRONT DOOR

**KITCHEN** 12' 1" x 8' 8" (3.68m x 2.64m) PVC double glazed window to front aspect, range of slim line marble effect work surfaces, 1 1/2 bowl resin sink with mixer tap and drainer, integrated AEG electric stainless steel oven and microwave, integrated AEG induction hob and stainless steel extractor over, integrated fridge/freezer, integrated wine chiller, plumbing for washing machine, tiled splash back, spotlighting, ceramic tiled flooring, door to.

**RECEPTION ROOM ONE** 13' x 12' 2" (3.96m x 3.71m) PVC double glazed window to side aspect, double radiator, stairs to first floor, spotlighting, vinyl flooring, under stairs storage cupboard, opening to reception room two.

**RECEPTION ROOM TWO** 11' 3" x 7' (3.43m x 2.13m) PVC double glazed window to side aspect, PVC double glazed patio door to garden, double radiator, vinyl flooring.

**FIRST FLOOR LANDING** Loft hatch, doors to all rooms.

**BEDROOM ONE** 12' 2" x 8' 9" (3.71m x 2.67m) PVC double glazed window to front aspect, double radiator, vinyl flooring.

**BATHROOM** Obscure PVC double glazed window to rear aspect, stainless steel towel radiator, three piece bathroom suite comprising panel enclosed bath with shower over, pedestal basin, close coupled WC, cupboard housing 'Vaillant' combination boiler, tiled to principal areas, ceramic tiled flooring, spotlighting.

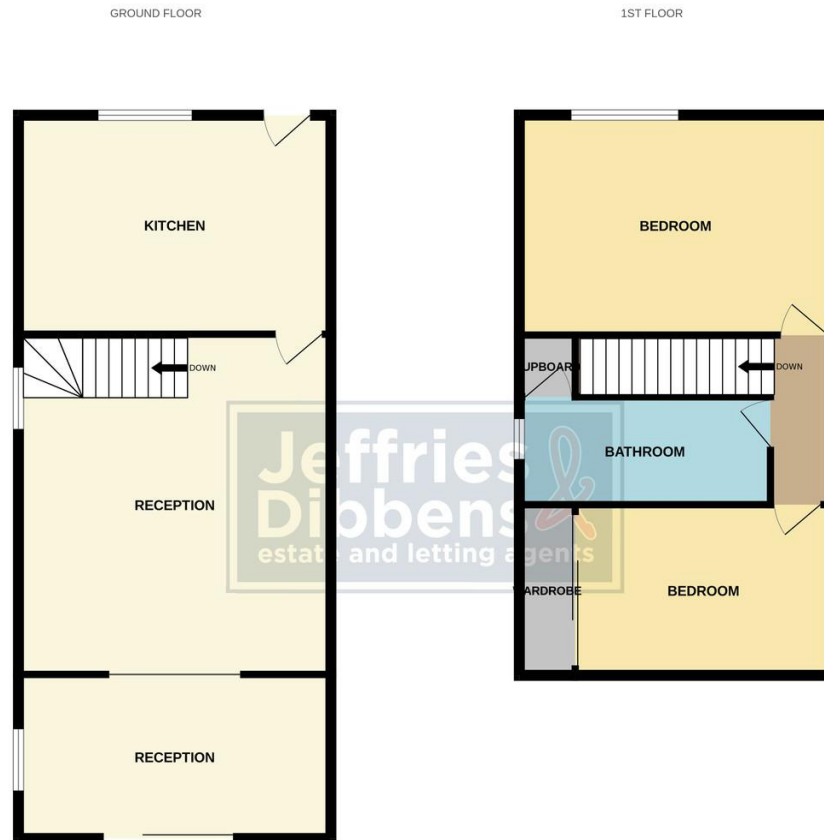
**BEDROOM TWO** 8' 2" x 9' 10" into wardrobe depth (2.49m x 3m) PVC double glazed window to rear aspect, double radiator, built in mirrored wardrobe.

**OUTSIDE** Block paved driveway providing off road parking for two vehicles (approx.)

**REAR GARDEN** Fully enclosed, courtyard style, fully laid to paving, multiple external power points, outside lighting, leading to.

**SIDEWAYS** Fully paved, outside tap, side pedestrian access to driveway.





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             |         | 86 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 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

**Jeffries  
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