

£215,000
26 Aylesbury Road
Portsmouth, PO2 7NN

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this two bedroom, mid-terraced property located in Aylesbury Road, Copnor. Well presented throughout, the accommodation on offer comprises a 13ft reception room, a 13ft modern fitted kitchen/diner, a modern fitted bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a 31ft, enclosed rear garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





HARD WOOD FRONT DOOR TO:-

RECEPTION ROOM ONE 13' 01" x 12' 11" into bay (3.99m x 3.94m) PVC double glazed bay window to front aspect, radiator, wall mounted cupboard housing meters, stairs to first floor, door to:-

KITCHEN/DINER 13' 08" x 12' 10" (4.17m x 3.91m) PVC double glazed door to garden, under stairs storage cupboard, obscure burrowed light window to bathroom, range of wall and base units, roll top work surfaces, integral electric oven, integral electric hob with extractor over, plumbing for washing machine, space for fridge/freezer, tiled splash back, one and 1/2 bowl stainless steel sink and drainer unit with mixer tap, radiator, door to:-

BATHROOM 8' 0" x 5' 06" (2.44m x 1.68m) Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal mounted wash basin, tiled enclosed bath with mains shower over, tiled to principle areas, extractor, heated towel radiator.

FIRST FLOOR LANDING Loft hatch, doors to:-

BEDROOM ONE 13' 01" into recess x 10' 03" (3.99m x 3.12m) PVC double glazed window to front aspect, built in storage cupboard, radiator.

BEDROOM TWO 13' 0" x 10' 04" (3.96m x 3.15m) PVC double glazed window to rear aspect, radiator, built in storage cupboards, additional built-in cupboard housing combination boiler.

GARDEN 31' x 13' 04" (9.45m x 4.06m) Mainly laid to paving with raised decked area, raised brick sleepers, storage shed, outside tap.

AGENTS NOTE

Disclosure Of Interest

Under the Estate Agents Act 1979 (and orders) connected persons, an estate agent is required to disclose any family or business relationship with the seller.

We therefore confirm that the seller of this property is related to an employee of Jeffries & Dibbens.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk