



**£217,500**  
**38 Manor Park Avenue**  
Portsmouth, PO3 5BD

## PROPERTY SUMMARY

Jeffries & Dibbens are pleased to bring to the market this two double bedroom, mid-terraced house located in Manor Park Avenue, Copnor. Well presented throughout, the accommodation on offer comprises two reception rooms, a 12ft modern fitted kitchen, a modern fitted bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and an enclosed rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





## **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**ENTRANCE PORCH** Cupboard housing gas meter, laminate flooring, door leading to.

**RECEPTION ROOM ONE** 13' 4" x 10' 6" (4.06m x 3.2m) PVC double glazed window to front aspect, cupboard housing consumer unit and electric meter, stairs to first floor landing, double radiator, laminate flooring, doorway to:-

**RECEPTION ROOM TWO** 13' 3" x 10' 5" (4.04m x 3.18m) PVC double glazed window to rear aspect, under stairs storage cupboard, double radiator, laminate flooring, door to:-

**KITCHEN** 12' x 8' 5" (3.66m x 2.57m) PVC double glazed window to side aspect, range of fitted wall and base level units, quartz effect work surfaces, stainless steel sink and drainer unit, gas cooker point, plumbing for washing machine, space for fridge/freezer, tiled to principal areas, cupboard housing combination boiler, radiator, breakfast bar with space for tumble dryer, door to:-

**LOBBY** Obscure PVC Double glazed door leading to rear garden, radiator, door leading to.

**BATHROOM** Obscure PVC double glazed window to side aspect, low level WC, pedestal wash hand basin, panel enclosed bath with mixer tap and shower attachment over, stainless steel towel radiator, tiled to principal areas.

**FIRST FLOOR LANDING** Access to loft, doors leading to.

**BEDROOM ONE** 13' 3" x 10' 6" (4.04m x 3.2m) PVC double glazed window to front aspect, double radiator, built in storage cupboard.

**BEDROOM TWO** 13' 2" x 10' 6" (4.01m x 3.2m) PVC double glazed window to rear aspect, radiator, storage cupboard.

**REAR GARDEN** Mainly laid to lawn, raised decked area, wooden shed, flower border.





Whilst every attempt has been made to ensure the accuracy of the description 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. Made with Metagen 12/2016

**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		81 B
69-80	C	71 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.



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