Jeffries & Dibbens
estate and letting agents

£173,250

112b North End Avenue

Portsmouth, PO2 8NH

PROPERTY SUMMARY

NO FORWARD CHAIN! This terraced two bedroom house located in North End Avenue, North End is available with Jeffries & Dibbens of Portsmouth. Accommodation comprises two bedrooms and a fitted bathroom to the first floor. The ground floor offers a 14' reception room and a 13' kitchen/breakfast room. Additional benefits include gas central heating and double glazing. Arrange your internal inspection today! 023 92 661 662

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PVC DOUBLE GLAZED FRONT DOOR

INNER PORCH Meter cupboard, door to.

RECEPTION ROOM 14' 5" max x 13' 2" (4.39m x 4.01m) PVC double glazed window to front aspect, two radiators, stairs to first floor, laminate wooden flooring, door to kitchen/breakfast room.

KITCHEN/BREAKFAST ROOM 13' 2" x 8' 1" (4.01m x 2.46m) PVC double glazed window to front aspect, radiator, range of wall and base units, roll top work surfaces, stainless steel sink with mixer tap and drainer, fitted stainless steel electric oven, gas hob and extractor over, tiled splash back, plumbing for washing machine, wall mounted 'Vaillant' combination boiler.

FIRST FLOOR LANDING Loft hatch, door to all rooms.

BEDROOM ONE 13' narrowing to 9'6' x 10' 2" (3.96m x 3.1m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 9' 6" x 6' 11" (2.9m x 2.11m) PVC double glazed window to front aspect, radiator.

BATHROOM Three piece bathroom suite comprising panel enclosed bath and shower over, close coupled WC, pedestal wash basin, tiled to principal areas, extractor.

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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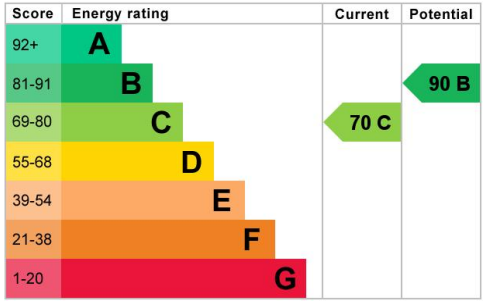
LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band A

VIEWINGS
By prior appointment only



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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