

**Jeffries  
Dibbens** &  
estate and letting agents

**£279,995**

**6 Aylen Road**

Portsmouth, PO3 5HB

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens of Portsmouth are delighted to be selected to market this terraced, double bay style property located in Ayles Road, Copnor. This property benefits from three bedrooms and a modern-fitted shower room to the first floor. The ground floor comprises a 13' reception room to the front of the property and an 18', fitted kitchen/diner to the rear. Additional features include gas central heating, double glazing and an attractive, west-facing, rear garden measuring approximately 42' in length. Contact our Portsmouth branch today for more information! 023 92 661 662





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

**HALLWAY** Obscure PVC double glazed window to front aspect, radiator, laminate wood flooring, stairs to first floor, under stairs storage cupboard housing meters, doors to reception room one and kitchen/diner.

**RECEPTION ROOM ONE** 13' 4" into bay x 12' 7" maximum (4.06m x 3.84m) PVC double glazed bay window to front aspect, double radiator.

**KITCHEN/DINER** 18' 3" maximum x 10' 11" narrowing to 7' 9" (5.56m x 3.23m) PVC double glazed window to rear aspect, double radiator, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, stainless steel sink and drainer unit with mixer tap, fitted stainless steel electric oven, and gas hob with extractor over, tiled splash back, integrated, fridge/freezer, plumbing for washing machine, laminate wood flooring.

**LANDING** Loft access, pull down ladder, door to all rooms.

**SHOWER ROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, wash hand basin, walk in shower cubicle, tiled to principle areas.

**BEDROOM ONE** 13' 5" x 11' 9" (4.09m x 3.58m) PVC double glazed by window to front aspect, radiator.

**BEDROOM TWO** 10' 10" maximum x 10' 7" maximum (3.3m x 3.23m) PVC double glazed window to rear aspect, radiator, cupboard housing 'Worcester' combination boiler.

**BEDROOM THREE** 6' 10" x 6' 5" (2.08m x 1.96m) PVC double glazed window to front aspect, radiator.

**GARDEN** 42' x 19' (12.8m x 5.79m) Fully enclosed, mainly laid to lawn, mature flower and shrub borders, paved area, raised hard stand, outside tap.



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 C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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.

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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