



£205,000
213 Twyford Avenue
Portsmouth, PO2 8JA

PROPERTY SUMMARY

OFF ROAD PARKING & NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this spacious, two bedroom, terraced property located in Twyford Avenue, Stamshaw. Accommodation comprises a 26ft reception room, a 16ft fitted kitchen, two bedrooms and an upstairs family bathroom. Additional benefits include majority double glazing, electric heating and a fully-enclosed, west-facing garden with off road parking. We encourage a viewing at your earliest convenience, please contact Jeffries & Dibbens Portsmouth to arrange your internal viewing today! 02392 661 662.





OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO PORCH

PORCH Door to reception room.

RECEPTION ROOM 26' 4" max x 14' 9" max (8.03m x 4.5m) PVC Double glazed window to front aspect, window to rear aspect, stairs to first floor, feature fireplace, cupboard housing gas and electric meters, door to kitchen.

KITCHEN 16' 4" x 9' 9" narrowing to 8' 8" (4.98m x 2.97m) PVC double glazed window to rear aspect, window to side aspect, tiled floor, tiled splashback, range of wall and base units, obscure door to garden, gas cooker point, space for fridge freezer, plumbing for washing machine.

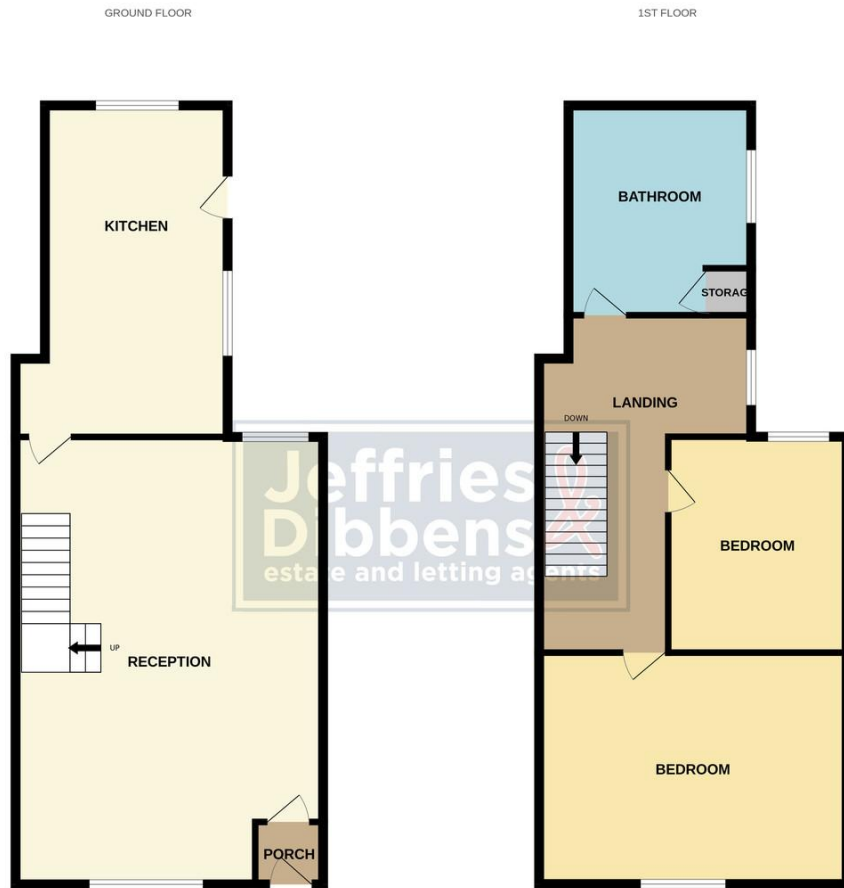
FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, inspection hatch, door to all rooms:-

BEDROOM ONE 15' 10" x 14' 10" (4.83m x 4.52m) PVC double glazed window to front aspect, wall mounted electric heater.

BEDROOM TWO 11' 0" x 8' 4" (3.35m x 2.54m) PVC double glazed window to rear aspect, wall mounted electric heater.

BATHROOM 10' 9" max x 8' 9" max (3.28m x 2.67m) Obscure PVC double glazed window to side aspect, wall mounted electric heater, bath with electric power shower, close coupled W.C, pedestal wash basin, tiled to principle areas, cupboard housing immersion tank.

GARDEN 25' (7.62m) West-facing, vehicular access, paved garden.



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		
69-80	C		75 C
55-68	D		
39-54	E	47 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.



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

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