

76 TWYFORD AVENUE, PORTSMOUTH, PO2 8DJ



£129,995 Leasehold

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this one bedroom, ground floor flat located in Twyford Avenue, Stamshaw. Well presented throughout, the accommodation on offer comprises a 26ft open plan living space with fitted kitchen, a 10ft bedroom and a modern fitted bathroom. Additional benefits include double glazing, gas central heating and a small patio area at the rear with storage shed. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662



OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH

Door to:-

LIVING AREA/KITCHEN

26' 03" narrowing to 18' 04" x 14' 0" narrowing to 10' 06" (8m x 4.27m)

PVC double glazed window to front aspect, obscure PVC double glazed door to rear, 3x radiators, under stairs storage cupboard housing plumbing for washing machine, range of wall and base level units, roll top work surfaces, integral electric oven, integral gas hob with extractor over, stainless steel sink and drainer unit, tiling to principal areas, additional plumbing for washing machine/dishwasher, spot lights, wall mounted combination boiler, door to bathroom, door to bedroom.

BEDROOM

10' 09" x 9' 10" (3.28m x 3m)

PVC double glazed window to rear aspect, radiator.

BATHROOM

7' 04" x 5' 04" (2.24m x 1.63m)

Fitted suite comprising panelled bath with mains shower over, close coupled WC, pedestal mounted wash basin, radiator, tiled floor, extractor.

COURTYARD

Storage shed.

COUNCIL TAX

Band A

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		72 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		



LEASE INFORMATION:



As of February 2026, the vendor has informed us that the lease details are as follows:-

Tenure: Leasehold

Landlord/Managing Agent: Steven Charles Williams

Balance of Lease: 125 years as of 2008

Ground Rent Charges: £250 per annum

Maintenance/Service Charges: Split 50/50 as and when required

Building Insurance: 50% contribution to the Building's Insurance

Are Pets Allowed? Yes

Confirmation of all charges relating to this property should be confirmed by your solicitor prior to any exchanging of contracts.

GROUND FLOOR



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. Made with Intergen iCAD

OFFICE ADDRESS

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

OFFICE DETAILS

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

AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Dibbens nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Dibbens Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH