

**£450,000**

**6 Lendorber Avenue**

Portsmouth, PO6 2JY

## PROPERTY SUMMARY

We are delighted to welcome to the sales market this well presented extended three bedroom semi-detached family home situated in the sought after cul-de-sac of Lendorber Avenue. The property is located within the catchment for Court Lane and Springfield Schools and is a short distance from local shops, bus routes, recreation grounds, Cosham Railway Station, QA Hospital, motorway links and many other amenities. The accommodation comprises; porch, entrance hall, 14' lounge, WC, sitting room and a stunning open plan kitchen/diner to the ground floor. On the first floor you will find three bedrooms and a family bathroom with a partially converted loft room. Additional benefits to the property include well maintained front and rear gardens, off road parking, potential to extend/convert (subject to the relevant permissions), gas central heating and double glazing. A viewing is highly recommended and can be arranged via Jeffries and Dibbens.





**ENTRANCE HALL** 17' 8" x 5' 6" (5.38m x 1.68m)

**LOUNGE** 14' 0" x 11' 9" (4.27m x 3.58m)

**SITTING/DINING ROOM** 11' 9" x 10' 10" (3.58m x 3.3m)

**KITCHEN/DINER** 18' 3" x 17' 9" (5.56m x 5.41m)

**WC** 3' 8" x 3' 5" (1.12m x 1.04m)

**LANDING**

**BEDROOM ONE** 14' 0" x 11' 1" (4.27m x 3.38m)

**BEDROOM TWO** 11' 9" x 11' 1" (3.58m x 3.38m)

**BEDROOM THREE** 8' 6" x 6' 8" (2.59m x 2.03m)

**BATHROOM** 6' 8" x 5' 8" (2.03m x 1.73m)

**LOFT ROOM** 16' 9" x 11' 1" (5.11m x 3.38m)

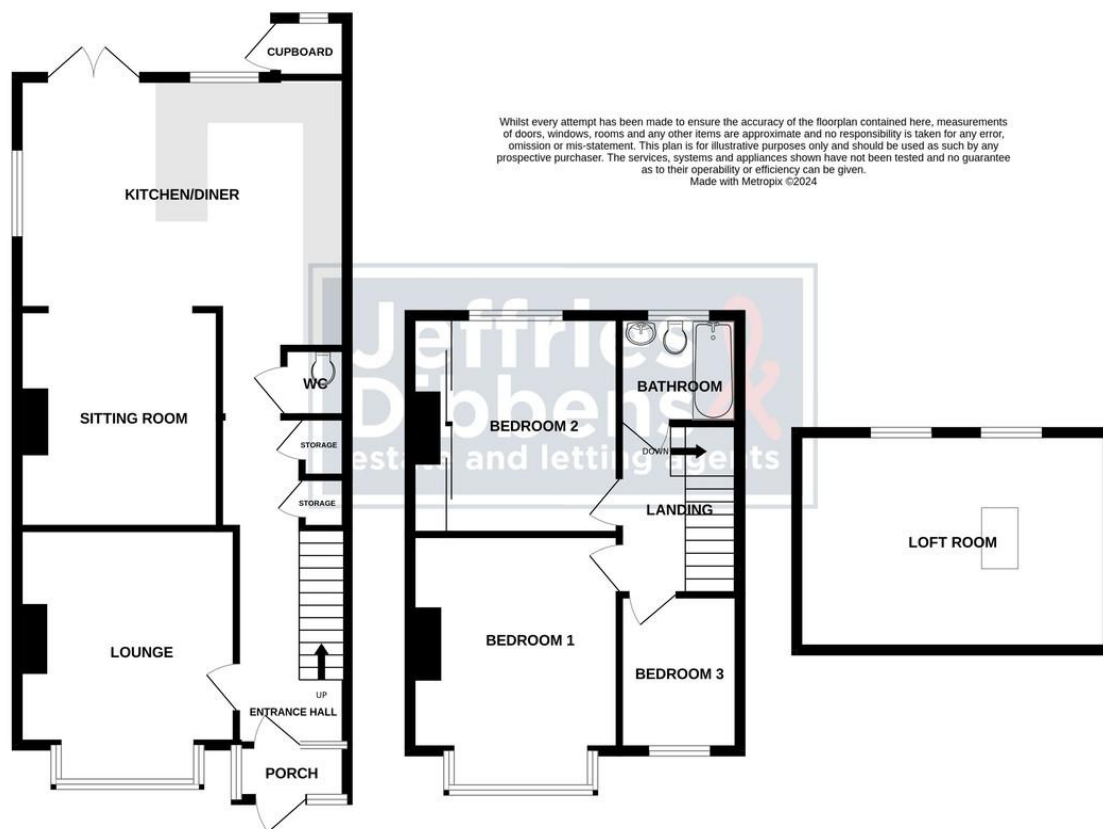
**GARDEN**



GROUND FLOOR

1ST FLOOR

2ND FLOOR

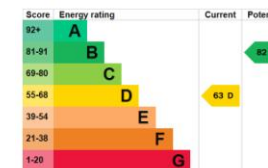


**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band D

**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.

**Jeffries  
Dibbens &**  
estate and letting agents

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