



**£199,995**  
**31 London Avenue**  
Portsmouth, PO2 9BT

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this two double bedroom, mid-terraced property located in London Avenue, North End. The accommodation on offer comprises two reception rooms, an 11ft fitted kitchen, a fitted wet room, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a south facing courtyard style garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





**OBSCURE PVC DOUBLE GLAZED FRONT DOOR:**

**RECEPTION ROOM ONE** 13' 10" x 9' 07" (4.22m x 2.92m) PVC double glazed window to front aspect, stairs to first floor, radiator, wall mounted cupboard housing meters and electrics, opening to :-

**RECEPTION ROOM TWO** 13' 10" x 9' 07" (4.22m x 2.92m) Under stairs storage cupboard, radiator, opening to :-

**KITCHEN** 11' 0" x 6' 09" (3.35m x 2.06m) PVC double glazed window to rear aspect, PVC double glazed door to garden, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap, space for 'Range' style cooker with extractor hood over, plumbing for washing machine, tiled to principle area, tiled flooring, space for fridge/freezer, door to bathroom.

**BATHROOM** 6' 03" x 6' 02" (1.91m x 1.88m) Obscure PVC double glazed window to rear aspect, low level WC, vanity unit, wall mounted electric shower, fully tiled, extractor, radiator.

**FIRST FLOOR LANDING** Doors to:-

**BEDROOM ONE** 13' x 9' 08" (3.96m x 2.95m) PVC double glazed window to rear aspect, radiator, cupboard housing 'Worcester' combination boiler, built in storage cupboard with access to loft.

**BEDROOM TWO** 11' 08" excluding wardrobes x 9' 7" (3.56m x 2.92m) PVC double glazed window to front aspect, built in wardrobes, radiator.

**GARDEN** 14' 06" x 11' 05" (4.42m x 3.48m) South facing, outside tap, mainly laid to shingle with patio areas.



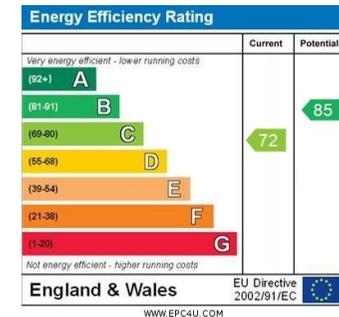
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of floor, wall, ceiling, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown here are not shown and no guarantee is given as to their operability or efficiency can be given.  
Made with Floorplan 1.2.2024

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band B

**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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