

£259,500

64 London Avenue

Portsmouth, PO2 9BU

PROPERTY SUMMARY

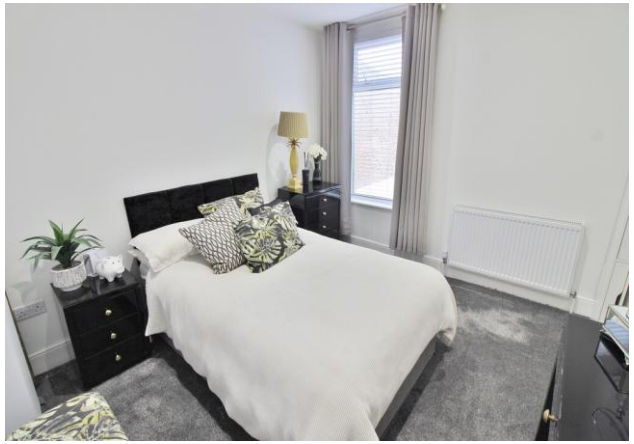
NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this three bedroom, mid-terraced property located in London Avenue, North End. In addition to three bedrooms, accommodation comprises two reception rooms, an 11ft modern fitted kitchen, a downstairs modern fitted bathroom, an upstairs en-suite W.C to the third bedroom and a 31ft rear garden. Added benefits include gas central heating, double glazing throughout and rear pedestrian access. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662

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PVC DOUBLE GLAZED OBSCURE FRONT DOOR

RECEPTION ROOM ONE PVC double glazed window to front aspect, rad, open to reception room two.

RECEPTION ROOM TWO PVC Double glazed window to rear aspect, rad, door to lobby.

LOBBY Doors to lounge/diner, kitchen, under stairs storage, stairs to first floor, PVC double glazed obscure door to garden.

KITCHEN 11' 11" x 7' 10" (3.63m x 2.39m) PVC double glazed window to side aspect, range of wall and base units, stainless steel sink with mixer tap and drainer unit, integral fridge/freezer, space for washing machine, integral electric oven with gas hob and overhead extractor fan, wall mounted combination boiler.

HALLWAY Doors to bathroom and garden.

BATHROOM 9' 5" x 5' 3" (2.87m x 1.6m) PVC double glazed obscure window to rear aspect, PVC double glazed obscure window to side aspect, wall mounted stainless steel sink with mixer tap and vanity unit, panel enclosed bath with mains powered shower, 'Rainfall' shower head attached, tiled to principal areas, heated towel rail, low level WC, extractor fan.

FIRST FLOOR LANDING Doors to bedroom one, two and three, radiator, loft hatch.

BEDROOM ONE 13' x 11' 10" (3.96m x 3.61m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 11' 11" x 9' 10" (3.63m x 3m) PVC double glazed window to rear aspect, radiator.

BEDROOM THREE 11' 4" x 7' 10" (3.45m x 2.39m) PVC double glazed window to rear aspect, radiator.

EN-SUITE WC Low level WC, pedestal wash basin, heated towel rail.

REAR GARDEN 31' 8" x 13' 8" (9.65m x 4.17m) Rear pedestrian access.



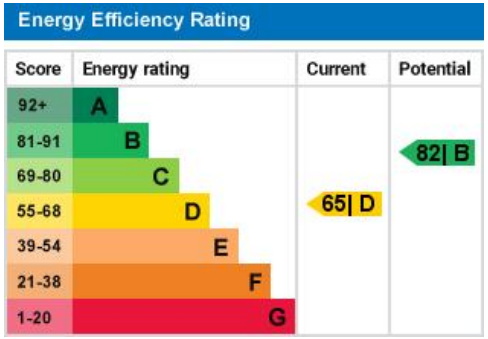
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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