

£259,995
10 Iachino Avenue
Portsmouth, PO2 9AG

PROPERTY SUMMARY

NO FORWARD CHAIN & ALLOCATED PARKING! Jeffries & Dibbens are delighted to offer for sale this two bedroom, terraced property located in Iachino Avenue, Hilsea. Accommodation comprises a fitted kitchen, downstairs W.C and a 15ft reception room. The first floor consists of bathroom and two bedrooms, the main benefitting from an en-suite shower room. Additional benefits include a south-facing garden, gas central heating and double glazing throughout. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO HALLWAY

HALLWAY Door to WC, stairs to first floor, door to kitchen, laminate flooring, door to reception room, radiator.

KITCHEN 9' x 8' 1" (2.74m x 2.46m) PVC double glazed window to front aspect, range of wall and base units, 1 1/2 stainless steel sink with mixer tap and drainer unit, tiled flooring, space for fridge/freezer, tiled to principle areas, plumbing for washing machine, extractor fan, electric oven, gas hob.

WC Obscure PVC double glazed window to front aspect, close coupled WC, radiator, float wash basin.

RECEPTION ROOM 15'3" maximum narrowing to 11'10" x 12'4" narrowing to 6'3" (4.85m x 3.81m) PVC double glazed window to rear aspect, PVC double glazed French doors to garden, under stairs storage cupboard, radiator, laminate flooring.

FIRST FLOOR LANDING Door to bedroom one, bedroom two and bathroom.

BEDROOM ONE 11'3" narrowing to 9' x 9' 5" (3.58m x 2.87m) PVC double glazed window to front aspect, built in wardrobes, door to ensuite, door to airing cupboard housing immersion tank.

ENSUITE Obscure PVC double glazed window to front aspect, close coupled WC, pedestal wash basin, walk in shower cubicle, tiled to principle areas, radiator, tiled flooring.

BEDROOM TWO 9' 9" x 7' 11" (2.97m x 2.41m) PVC double glazed window to rear aspect, radiator, built in wardrobes.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, bath, tiled to principle areas, tiled flooring, radiator.

GARDEN 33ft' (10.06m) South facing, fully enclosed, mainly laid to patio, artificial grass, outside tap.

AGENTS NOTE The seller has advised that there is a management/service charge of £400 Per Annum for this property.





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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	76 C	
55-68	D		
39-54	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.

**Jeffries
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estate and letting agents

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