



£350,000

39 Invergordon Avenue

Portsmouth, PO6 2HS

PROPERTY SUMMARY

SALE AGREED PRIOR TO MARKETINGCONTACT US TO REGISTER YOUR DETAILS***SIMILAR PROPERTIES REQUIRED***

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FRONT Off road parking, side access, front door to property.

HALLWAY

KITCHEN 13' 1" x 11' 0" (3.99m x 3.35m)

DINING AREA 11' 1" x 8' 5" (3.38m x 2.57m)

LOUNGE 15' 9" x 10' 9" (4.8m x 3.28m)

OFFICE/STUDY 14' 7" x 7' 6" (4.44m x 2.29m)

WC

LANDING

BEDROOM ONE 14' 1" x 11' 0" (4.29m x 3.35m)

BEDROOM TWO 12' 8" x 11' 0" (3.86m x 3.35m)

BEDROOM THREE 10' 8" x 8' 9 to front of wardrobes" (3.25m x 2.67m)

WC

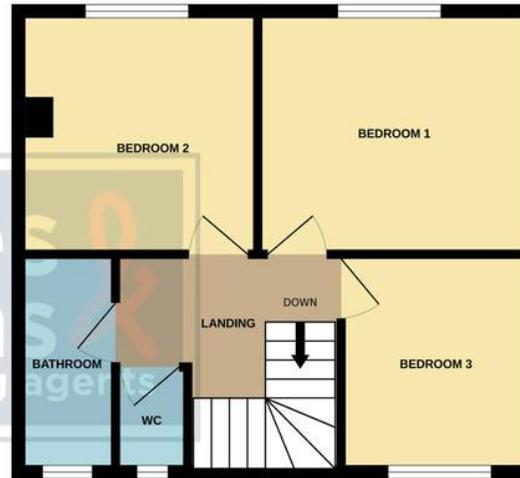
BATHROOM

REAR GARDEN

GROUND FLOOR



1ST FLOOR



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

EPC TO FOLLOW

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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