



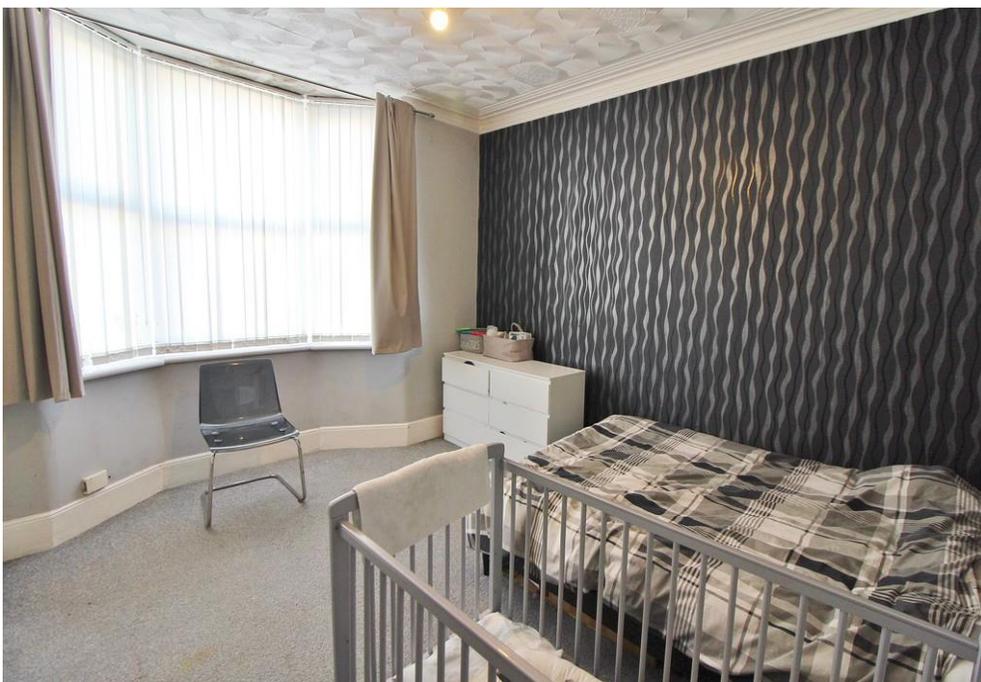
OFFERS IN EXCESS OF  
**£179,995**  
**177 Twyford Avenue**  
Portsmouth, PO2 8HY

## PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to bring to the market this two double bedroom, mid-terraced property located in Twyford Avenue, Stamshaw. The accommodation on offer comprises two reception rooms, a fitted kitchen, an upstairs family bathroom, plus two double bedrooms. Additional benefits include double glazing, gas central heating and a west facing rear garden. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662

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**OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:-**

**PORCH** Hard wood front door to:-

**RECEPTION ROOM ONE** 12' 6" x 12' 1" into recess (3.81m x 3.68m) PVC double glazed window to front aspect, radiator, dado rail, feature fireplace, picture rail, wall mounted cupboard housing meters, doorway to:-

**HALLWAY** Radiator, stairs to first floor, under stairs storage, doorway to:-

**RECEPTION ROOM TWO** 12' 5" x 10' 10" into recess (3.78m x 3.3m) PVC double glazed window to rear aspect, feature fireplace, radiator, dado rail, picture rail.

**KITCHEN** 9' 11" into bay x 9' 9" (3.02m x 2.97m) PVC double glazed bay window to side aspect, PVC double glazed window to rear aspect, range of wall and base units, wood block work surfaces, integral electric oven, integral electric hob with extractor hood over, stainless steel sink and drainer unit, plumbing for washing machine, space for fridge/freezer, tiled to principle area, tiled flooring, PVC double glazed door to garden.

**FIRST FLOOR LANDING** Radiator, loft hatch, airing cupboard housing combination boiler, doors to:-

**BEDROOM ONE** 13' 5" into bay x 12' 5" into recess (4.09m x 3.78m) PVC double glazed bay window to front aspect, radiator.

**BEDROOM TWO** 10' 11" max x 9' 7" (3.33m x 2.92m) PVC double glazed window to rear aspect, radiator, dado rail.

**BATHROOM** 7' 11" x 6' 9" (2.41m x 2.06m) Obscure PVC double glazed window to rear aspect, panelled 'P' shape bath with electric shower unit over, close coupled WC, tiled to principle area, tiled flooring, heated towel radiator.

**REAR GARDEN** West facing, mainly laid to artificial grass with shingle areas, wooden storage shed, raised flower bed.



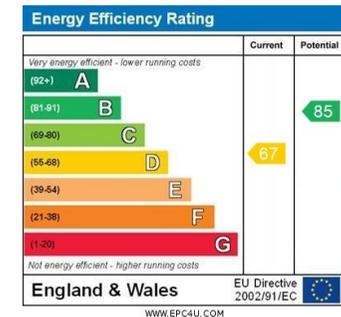
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee is given as to their operability or efficiency can be given. Made with Metropix 11/2018

**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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