



Jeffries Dibbens
FOR SALE
023 9266 1662
jdb.co.uk 000

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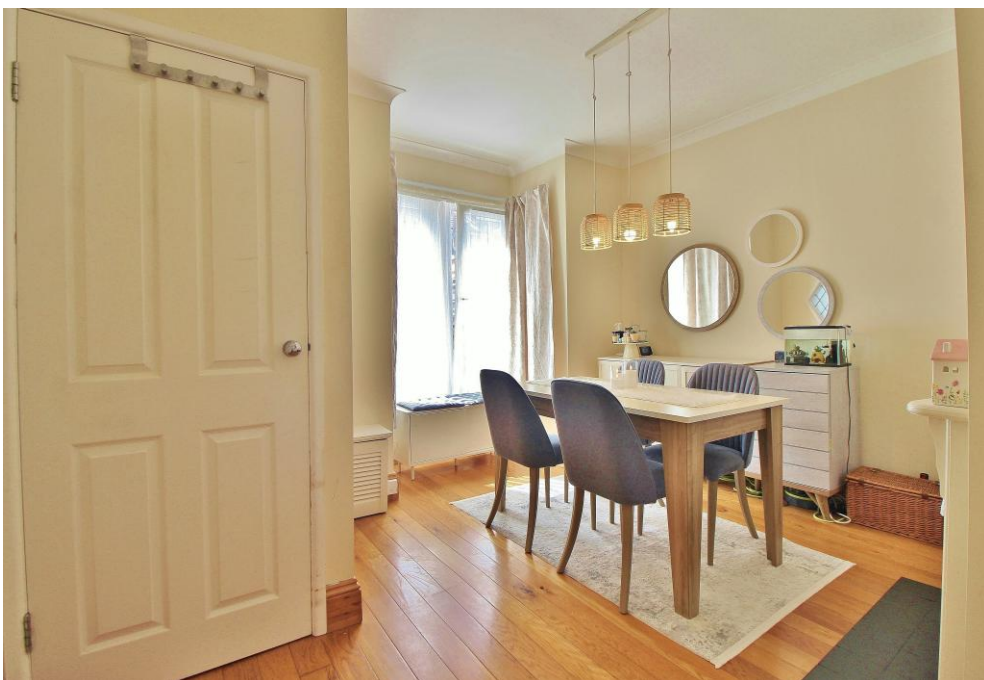
£225,000
60 Aylesbury Road
Portsmouth, PO2 7NN



PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced residence located in Aylesbury Road, Copnor. Accommodation comprises two reception rooms, a downstairs bathroom and a fitted kitchen, with two double bedrooms to the first floor. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, patio garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





OBSCURE GLAZED HARDWOOD FRONT DOOR

PORCH Borrowed light window, wooden flooring, door to reception room one, cupboard housing electric meters.

RECEPTION ROOM ONE 13' 2" narrowing to 9' 11" x 10' 04" into recess (4.01m x 3.15m) PVC double glazed bay window to front aspect, double radiator, stairs to first floor, wooden flooring, feature fireplace, cupboard housing gas meter, door to reception room two.

RECEPTION ROOM TWO 13' 2" x 9' 10" into recess (4.01m x 3m) PVC double glazed window to rear aspect, radiator, laminate flooring, opening to hallway, under stairs storage cupboard.

HALLWAY Door to bathroom, opening to kitchen, tiled flooring.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, pedestal mounted wash basin, stainless steel heated towel radiator, tiling to principal areas, tiled floor, bath with shower attachment over.

KITCHEN 10' 9" x 7' 8" (3.28m x 2.34m) PVC double glazed window to rear aspect, obscure PVC double glazed door to garden, range of wall and base level units, roll top work surfaces, integral electric oven with gas hob and extractor over, one and a half bowl stainless steel sink and drainer unit with mixer tap over, radiator, tiled floor, plumbing for dishwasher, space for fridge/freezer, plumbing for washing machine, tiled splash back, wall mounted combination boiler.

FIRST FLOOR LANDING Doors to bedrooms one and two.

BEDROOM ONE 13' 2" x 10' 05" into recess (4.01m x 3.18m) PVC double glazed window to front aspect, radiator, fitted storage.

BEDROOM TWO 13' 2" x 9' 10" into recess (4.01m x 3m) PVC double glazed window to rear aspect, radiator, laminate flooring.

GARDEN 22' 11" (6.99m) Fully enclosed, raised patio area, outside tap, wooden shed.

AGENTS NOTE The seller has advised us that the property has solar panels that are owned outright.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	74 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.



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