£325,000

13 Bridges Avenue

Paulsgrove, PO6 4PA

Offering no forward chain! We are delighted to welcome to the market this well-positioned semi-detached bungalow, situated on the sought-after hill slopes of Bridges Avenue. The property offers two generous double bedrooms, a bathroom, separate lounge, modern kitchen and spacious conservatory/dining area. Further benefits include double glazing and gas central heating. Externally, the property boasts a block-paved driveway providing off-road parking, leading to a garage with a separate office, offering a versatile additional space. The west-facing rear garden is a fantastic feature, complete with a covered seating area, creating an ideal setting for relaxing and entertaining. We highly recommend an internal viewing to fully appreciate all this property has to offer. Please contact our Portchester Office to arrange your appointment!

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ENTRANCE HALL

BATHROOM 5' 10" x 4' 11" (1.78m x 1.52m)

BEDROOM ONE 15' 5" x 11' 10" (4.71m x 3.63m)

BEDROOM TWO 9' 10" x 10' 2" (3.02m x 3.11m)

LOUNGE 15' 5" x 11' 2" (4.71m x 3.41m)

KITCHEN 8' 4" x 10' 10" (2.55m x 3.32m)

CONSERVATORY 10' 3" x 21' 6" (3.13m x 6.57m)

REAR GARDEN

GARAGE

OFFICE 7' 6" x 7' 3" (2.31m x 2.22m)

DRIVEWAY

GROUND 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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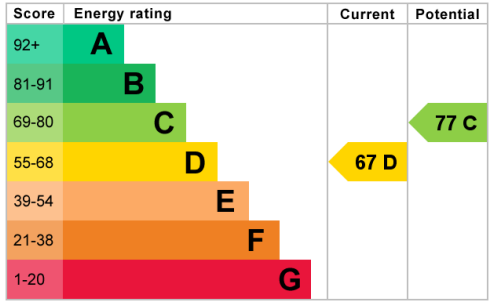
LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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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