



**£349,995**  
**155 Hayling Avenue**  
Portsmouth, PO3 6DY

## PROPERTY SUMMARY

Hayling Avenue, Baffins! Located within 1/4 of a mile of Baffins Pond this thoroughly refurbished (April 2023) terraced house is available for sale with Jeffries & Dibbens of Portsmouth. Accommodation comprises three bedrooms and a newly fitted bathroom to the first floor. The ground floor comprises a 14' reception room to the front of the property in addition to the 26' reception room which opens onto the newly fitted kitchen offering a range of integral appliances and provides access to the downstairs WC, utility cupboard and the rear garden. Additional features include gas central heating, full double glazing a 17' x 15' garage. This property is offered with NO FORWARD CHAIN! Contact our Portsmouth branch to arrange your viewing today! 023 92 661662





#### **COMPOSITE FRONT DOOR**

**HALLWAY** Obscure PVC double glazed window to front aspect, double radiator, stairs to first floor, under stairs storage cupboard housing meters, door to reception room two.

**RECEPTION ROOM TWO (L-SHAPED)** 26' 11" max x 13' 10" narrowing to 7'9" (8.2m x 4.22m) PVC double glazed window to rear aspect, PVC double glazed patio door to garden, two double radiators, laminate wooden flooring, opening to reception room one, kitchen, door to WC and utility cupboard.

**WC** Obscure PVC double glazed window to rear aspect, close coupled WC, wash hand basin, tiled to principal areas, ceramic tiled flooring.

**UTILITY CUPBOARD** Wall mounted cupboard, plumbing for washing machine, laminate wooden flooring.

**RECEPTION ROOM ONE** 14' 5" into bay" x 12' 1" (4.39m x 3.68m) PVC double glazed bay window to front aspect, double radiator.

**KITCHEN** 13' 2" x 7' 10" max (4.01m x 2.39m) PVC double glazed window to rear aspect, range of wall and base units, woodblock work surfaces and matching splashback with butler sink, mixer tap and drainer unit, fitted stainless steel electric oven, ceramic hob and 'Cooke Lewis' extractor over, integrated fridge/freezer, integrated dishwasher, spot lighting.

**FIRST FLOOR LANDING** Loft hatch, door to all rooms.

**BATHROOM** Obscure PVC double glazed window to rear aspect, stainless steel towel radiator, three piece bathroom suite comprising panel enclosed 'P' bath and 'Rainfall' effect shower over, vanity unit, close coupled WC, fully tiled, ceramic tiled flooring, spot lighting, extractor.

**BEDROOM TWO** 12' 1" x 11' 2" (3.68m x 3.4m) PVC double glazed window to rear aspect, radiator, views towards Tangier Park.

**BEDROOM ONE** 14' 6" into bay x 11' 2" (4.42m x 3.4m) PVC double glazed bay window to front aspect, radiator.

**BEDROOM THREE** 8' 6" x 6' 8" (2.59m x 2.03m) PVC double glazed window to front aspect, radiator.

**REAR GARDEN** 26' 1" x 17' 11" (7.95m x 5.46m) Fully enclosed, laid to Artificial grass, laid to paving, flower and shrub border, external power point, PVC double glazed door to garage.

**GARAGE** 17' 11" x 15' 4" (5.46m x 4.67m) Brick built, up and over door, rear pedestrian access, power point.





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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C		
55-68	D		
39-54	E	51   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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