



OFFERS OVER
£175,000
99b Gladys Avenue
Portsmouth, PO2 9BD

PROPERTY SUMMARY

INVERTED DETACHED HOUSE! Jeffries & Dibbens Portsmouth are delighted to offer for sale this one bedroom, inverted detached house located in Gladys Avenue, North End. Accommodation comprises an 18ft living room/kitchenette, a 14ft bedroom and a 10ft bathroom. Additional benefits include gas central heating, double glazing throughout and a 17ft south facing front garden. Ideally suited to first time or investment buyers, we recommend an internal viewing at your earliest convenience. Please contact our Portsmouth office today! 02392 661662





GLAZED HARDWOOD FRONT DOOR

HALLWAY Two double glazed windows to side aspect, radiator, doors to bedroom & bathroom, stairs to first floor.

BEDROOM 14' 06" x 10' 0" (4.42m x 3.05m) PVC double glazed bay window to front aspect, radiator.

BATHROOM 10' 01" x 6' 06" (3.07m x 1.98m) Heated towel rail, pedestal mounted wash basin, low level WC, wood panelled bath with mains powered shower, under stairs storage cupboard, tiling to principal areas, extractor fan.

LOUNGE/KITCHENETTE 18' 08" x 13' 09" (5.69m x 4.19m) PVC double glazed window to front aspect, radiator, two double glazed Velux windows to side aspect, range of wall and base level units, roll top work surfaces, one and a half bowl stainless steel sink with mixer tap and drainer unit, integrated oven, space for fridge/freezer, integrated fridge, plumbing for washing machine, integral gas hob with overhead extractor, tiling to principal areas, cupboard housing wall mounted combination boiler.

FRONT GARDEN 17' 02" x 13' 10" (5.23m x 4.22m) South facing front garden, laid to shingle.



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		86 B
69-80	C	69 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

**Jeffries
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