

£280,000
118 Gladys Avenue
Portsmouth, PO2 9BJ

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to bring to the market this three double bedroom, mid-terraced property located in Gladys Avenue, North End. Offering spacious accommodation throughout, the ground floor comprises three reception rooms, a 8ft fitted kitchen, a 12ft utility and shower room. The first floor provides three double bedrooms, fitted bathroom and a seperate WC. Additional benefits include double glazing, gas central heating and a 23ft rear garden with rear pedestrian access. We advise an internal viewing at your earliest convenience. This can be arranged by calling our Portsmouth office, open late! 02392 661 662

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PVC DOUBLE GLAZED FRONT DOOR

PORCH Obscure double glazed hard wood door.

HALLWAY Stairs to first floor landing, radiator, under stairs storage cupboard, door to

RECEPTION ROOM ONE 16' 03" into bay x 13' 08" into recess (4.95m x 4.17m) PVC double glazed bay window to front aspect, radiator, cast iron feature fireplace.

RECEPTION ROOM TWO 12' 04" x 11' 04" into recess (3.76m x 3.45m) Obscure PVC double glazed door to rear aspect, PVC double glazed window to rear aspect, radiator, electric feature fireplace.

KITCHEN 8' 10" x 8' 05" (2.69m x 2.57m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, tiled to principle areas, gas hob and oven, composite sink and drainer unit with mixer tap.

RECEPTION ROOM THREE 15' 00" into recess x 11' 10" (4.57m x 3.61m) PVC double glazed window to side aspect, obscure double glazed door to utility room, radiator, brick fireplace.

UTILITY ROOM 12' 09" x 8' 04" (3.89m x 2.54m) PVC double glazed side door to rear garden, obscure PVC double glazed window to rear aspect, plumbing for washing machine, door to bathroom.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, pedestal mounted wash basin, shower cubicle, radiator.

FIRST FLOOR LANDING Door to all rooms, loft hatch.

BEDROOM ONE 17' 04" into recess x 16' 03" into bay (5.28m x 4.95m) PVC double glazed bay window to front aspect, radiator, fitted wardrobe.

BEDROOM TWO 14' 11" into recess x 11' 10" (4.55m x 3.61m) PVC double glazed window to rear aspect, radiator, fitted storage cupboard, gas feature fireplace.

BEDROOM THREE 12' 05" x 11' 04" into recess (3.78m x 3.45m) PVC double glazed window to side aspect, close couple WC.

BATHROOM Obscure PVC double glazed window to side aspect, radiator, wooden bathtub with overhead shower, pedestal mounted wash basin.

GARDEN 23' 10" (7.26m) Paved, Rear pedestrian access.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

EPC TO FOLLOW

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.

**Jeffries
Dibbensen**
estate and letting agents

OFFICE ADDRESS
112/114 London Road,
Portsmouth, Hampshire, PO2
0LZ

CONTACT
023 9266 1662
portsmouth@jeffries.co.uk
www.jdea.co.uk