



**Jeffries
Dibbens** &
estate and letting agents

£205,000
53 Nelson Avenue
Portsmouth, PO2 8NJ

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, mid-terraced property located in Nelson Avenue, North End. The accommodation on offer comprises two reception rooms, a 12ft fitted kitchen, an upstairs fitted bathroom, plus two bedrooms. Additional benefits include double glazing, gas central heating and a fully enclosed, west facing garden. Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO

HALLWAY Radiator, stairs to first floor, under stairs storage cupboard housing meters and fuseboard, door to reception room two, door to reception room one, obscure PVC double glazed door to garden.

RECEPTION ROOM ONE 13' into bay and excluding recess x 9' 9" (3.96m x 2.97m) PVC double glazed bay window to front aspect, radiator.

RECEPTION ROOM TWO 11' 7" into bay x 10' 4" (3.53m x 3.15m) PVC double glazed bay window to side aspect, radiator, doorway to kitchen.

KITCHEN 12' 5" x 9' 5" (3.78m x 2.87m) PVC double glazed window to rear aspect X2, obscure PVC double glazed windows to side aspect, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink and drainer unit with mixer tap over it, integral electric oven, integral electric hob with extractor hood over, space for under counter fridge, plumbing for washing machine, tiled to principle areas, tiled flooring, wall mounted 'Alpha' combination boiler.

FIRST FLOOR LANDING Loft hatch, doors to:-

BEDROOM ONE 13' 1" x 11' 11" (3.99m x 3.63m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' 4" x 8' 5" (3.76m x 2.57m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, wall mounted wash basin, panelled bath with electric shower unit over, tiled to principle areas, extractor.

REAR GARDEN West facing, mainly laid to paving with shingle areas, raised mature flower and shrub borders.



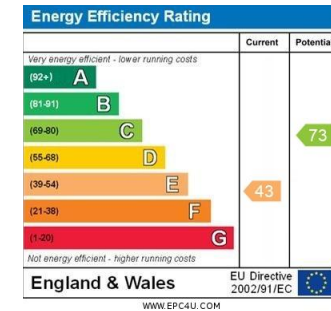
Whilst every attempt has been made to ensure the accuracy of the foregoing contained herein, measurements of areas, volumes, rooms and any other facts and approximations and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan, volume and appearance should have not been treated and no guarantee as to their accuracy or efficiency can be given.
 Made and signed in office

LOCAL AUTHORITY
 Portsmouth City Council

TENURE
 Freehold

COUNCIL TAX BAND
 Band B

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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