

£700,000
8 Penrhyn Avenue
Portsmouth, PO6 2AX

PROPERTY SUMMARY

We are pleased to present to the market this extended three-bedroom detached family home, situated in the highly sought-after location of Penrhyn Avenue. The accommodation comprises an entrance hallway, a lounge, a dining room, and a kitchen that opens into a spacious sitting room with sliding doors providing access to the rear garden. The ground floor also benefits from a utility room and a modern shower room. Ascending to the first floor, you will find three generously sized double bedrooms and a contemporary family bathroom. To the rear, the property boasts a large, private garden featuring a patio seating area, a well-maintained lawn, mature shrubs and bushes, and access to a





FRONT Driveway providing off road parking which leads down to an integral garage, front garden laid to lawn with mature shrubs and bushes. Front door to property.

HALLWAY

LOUNGE 15' 11 into bay" x 13' 8" (4.85m x 4.17m)

DINING ROOM 13' 5" x 13' 3 max" (4.09m x 4.04m)

KITCHEN 10' 1" x 9' 1" (3.07m x 2.77m)

SITTING ROOM 20' 4" x 11' 4" (6.2m x 3.45m)

UTILITY ROOM 14' 7" x 7' 7" (4.44m x 2.31m)

SHOWER ROOM 6' 11" x 6' 7" (2.11m x 2.01m)

LANDING

BEDROOM ONE 16' 2 into bay" x 13' 8" (4.93m x 4.17m)

BEDROOM TWO 13' 5" x 13' 2 max" (4.09m x 4.01m)

BEDROOM THREE 12' 5" x 8' 8" (3.78m x 2.64m)

BATHROOM 8' 11" x 5' 4" (2.72m x 1.63m)

REAR GARDEN Large east facing rear garden, with a patio seating area, lawn, mature shrubs and bushes and two garden ponds and a summer house which is accessed via double opening doors.



GROUND FLOOR

1ST 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 E

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.

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