

£337,500
22 Wallisdean Avenue
Portsmouth, PO3 6HA

PROPERTY SUMMARY

WELL PRESENTED THROUGHOUT! Jeffries & Dibbens are delighted to offer for sale this three-bedroom terraced residence, located on Wallisdean Avenue, Baffins. With appealing features such as a double garage to the rear, this property offers a range of benefits. The ground floor comprises a 12ft living room, a downstairs W.C. and a 22ft x 18ft modern fitted kitchen/dining room, fully equipped with integrated appliances. The first floor consists of a family bathroom and three bedrooms, with the third currently being used as a walk-in wardrobe. Additional benefits include gas central heating, double glazing throughout, and a fully enclosed rear garden with access to the double garage. The double garage measures 17ft x 15ft, benefitting from power and light. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today.





COMPOSITE FRONT DOOR TO HALLWAY

HALLWAY Stairs to first floor, obscure PVC double glazed windows to front aspect, under stairs storage cupboard, door to kitchen/diner, laminate flooring.

KITCHEN/DINER 18'1" narrowing to 10'3" x 22'6" narrowing to 19'4" (5.74m x 7.19m) PVC double glazed Bi-fold doors to garden, PVC double glazed Velux windows to rear aspect, laminate flooring, resin sink with mixer tap, wine fridge, range of wall and base units, laminate work top, wine rack, door to WC, island with breakfast bar, integral fridge/freezer, integral dishwasher, integral washing machine, integral microwave, electric oven, induction hob, overhead glass extractor fan, door to WC, open to living room, laminate flooring.

LIVING ROOM 12' 3" x 11' 11" (3.73m x 3.63m) PVC double glazed bay window to front aspect, feature oak fireplace with cast iron surround, radiator.

WC Obscure PVC double glazed window to rear aspect, tiled to principle areas, close coupled WC.

FIRST FLOOR LANDING Door to bedroom one, two, three and bathroom, spotlighting.

BEDROOM ONE 14' 11" into bay x 9' 4" (4.55m x 2.84m) PVC double glazed bay window to front aspect, radiator, built in wardrobes.

BEDROOM TWO 11' 11" maximum x 9' 4" (3.63m x 2.84m) PVC double glazed window to rear aspect, radiator, cupboard housing combination boiler.

BEDROOM THREE 7' 8" x 4' 5" plus wardrobe depth (2.34m x 1.35m) PVC double glazed window to front aspect, radiator, built in wardrobes.

BATHROOM Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, extractor fan, bath with shower attachment, stainless steel heated towel radiator, tiled to principle areas, spotlights.

GARDEN 33ft' (10.06m) Fully enclosed, patio, outside tap, access to garage.

DOUBLE GARAGE 17' 8" x 15' 11" (5.38m x 4.85m) Up and over door, power and lighting.





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 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.

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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