

Jeffries & Dibbens
FOR SALE
023 9266 1663
jdl.co.uk

OFFERS IN EXCESS OF

£254,000

68 Chasewater Avenue

Portsmouth, PO3 6JD

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to offer for sale this three bedroom, mid-terraced property located in Chasewater Avenue, Baffins. The accommodation on offer comprises two reception rooms, an 11ft fitted kitchen, a modern fitted upstairs bathroom, plus three bedrooms. Additional benefits include majority double glazing & gas central heating, plus the property also boasts a spacious 46ft west-facing rear garden with outside WC. An internal viewing is advised to appreciate everything on offer, so please contact our Portsmouth branch to enquire! 02392 661 662





COMPOSITE FRONT DOOR TO:-

HALLWAY Original wooden floorboards, stairs to first floor, under stairs storage cupboard, radiator, door to reception room one, door to kitchen.

RECEPTION ROOM ONE 15' 0" into bay x 9' 11" into recess (4.57m x 3.02m) PVC double glazed bay window to front aspect, radiator, original wooden floorboards, feature fireplace with marble surround and hearth.

KITCHEN 11' 08" x 7' 05" (3.56m x 2.26m) Glazed window to rear aspect, glazed door to garden, range of wall and base units, roll top work surfaces, ceramic sink and drainer unit with adjustable mixer tap over, integral electric oven with electric hob and extractor hood over, integral dishwasher, tiled to principle areas, tiled flooring, radiator, plumbing for washing machine, space for tumble dryer.

RECEPTION ROOM TWO 14' 01" x 9' 03" (4.29m x 2.82m) PVC double glazed window to side aspect, PVC double glazed sliding door to garden, laminate wood flooring, radiator, space for fridge/freezer.

FIRST FLOOR LANDING Loft hatch, built in storage cupboard, original wooden floorboards, doors to:-

BEDROOM ONE 13' 01" into recess x 12' 02" (3.99m x 3.71m) Two PVC double glazed windows to front aspect, radiator, picture rail.

BEDROOM TWO 11' 08" x 7' 11" (3.56m x 2.41m) PVC double glazed window to rear aspect, radiator.

BATHROOM 6' 05" x 5' 08" (1.96m x 1.73m) Obscure PVC double glazed window to side aspect, close coupled WC, vanity unit, panelled bath with 'rainfall' style shower over, tiled to principle areas, tiled flooring, spot lighting, chrome heated towel radiator.

BEDROOM THREE 9' 03" x 4' 11" (2.82m x 1.5m) PVC double glazed window to rear aspect, radiator.

GARDEN 46' 04" x 13' 10" (14.12m x 4.22m) Mainly laid to lawn with patio area and raised tree and shrub border, outside tap, door to WC.

WC Wall mounted boiler, WC.





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 misstatement. This plan is for guidance 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. Please visit Energy C1026

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		85 B
69-80	C	73 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.

**Jeffries
Dibbens**
estate and letting agents

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