

£350,000
28 Paignton Avenue
Portsmouth, PO3 6LL

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this extended, three bedroom, semi-detached property in Paignton Avenue, Baffins. Well presented throughout with attention to detail, this property offers a selection of benefits including a garage measuring 23ft. Ground floor accommodation comprises a 26ft living room/diner, a 17ft fitted kitchen, a sun lounge and a downstairs W.C. The first floor consists of three bedrooms and a fitted family bathroom. To the rear of the property is a 42ft patio garden with side pedestrian access and further access to the garage, which is fitted with power and light. Additional benefits include gas central heating and double glazing throughout. Please contact the Portsmouth branch for further information! 02392 661 662





PVC DOUBLE GLAZED FRONT DOOR Leading to porch.

PORCH Tiled flooring, obscure composite front door leading to hallway.

HALLWAY Obscure PVC double glazed window to front aspect, single glazed window, stairs to first floor, radiator, laminate flooring, door to WC, door to reception, door to kitchen, under stairs storage cupboard housing gas and electric meters.

WC Obscure PVC double glazed window to side aspect, vanity unit, close coupled WC, tiled throughout, wall mounted Vaillant combination boiler.

RECEPTION ROOM 26' 8" into bay x 11' 7" narrowing to 10' 6" (8.13m x 3.53m) PVC double glazed bay window to front aspect, vertical radiator, double radiator, feature fireplace with tiled hearth and decorative surround, ceiling rose, open to sun lounge, laminate flooring.

SUN LOUNGE 9' x 6' 5" (2.74m x 1.96m) PVC double glazed bi-fold doors to garden, Velux window to rear aspect, laminate flooring.

KITCHEN 17' 4" x 8' 7" narrowing to 7' 2" (5.28m x 2.62m) PVC double glazed barn door to garden, PVC double glazed window to rear aspect, range of wall and base units, oak effect roll top work surfaces, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, tiled to principal areas, space for fridge/freezer, plumbing for washing machine, breakfast bar, Velux window to rear aspect, two integral ovens, gas hob with overhead extractor fan and glass splash back, laminate flooring.

FIRST FLOOR LANDING Obscure PVC double glazed window to side aspect, door to bathroom, bedroom one, bedroom two and bedroom three.

BEDROOM ONE 13' 4" into bay x 11' 7" (4.06m x 3.53m) PVC double glazed bay window to front aspect, laminate flooring, radiator.

BEDROOM TWO 13' 2" x 10' 6" (4.01m x 3.2m) PVC double glazed window to rear aspect, radiator, laminate flooring.

BEDROOM THREE 10' x 7' 2" (3.05m x 2.18m) PVC double glazed window to rear aspect, radiator.

BATHROOM Obscure PVC double glazed window to front aspect, stainless steel heated towel rail, close coupled WC, tiled throughout, 'P' shaped bath with overhead shower attachment, vanity unit, lino flooring.

LOFT ROOM Velux window to front aspect, fully boarded, lighting, eaves storage.

REAR GARDEN 42' (12.8m) approx. Side pedestrian access, mainly laid to paving, raised decked area with lighting, raised artificial grass area, access to garage, mature flower and shrub borders, outside tap.

GARAGE 23' 5" x 8' 5" (7.14m x 2.57m) Obscure PVC double glazed door, PVC double glazed windows, up and over door, power and lighting.



GROUND FLOOR

1ST FLOOR



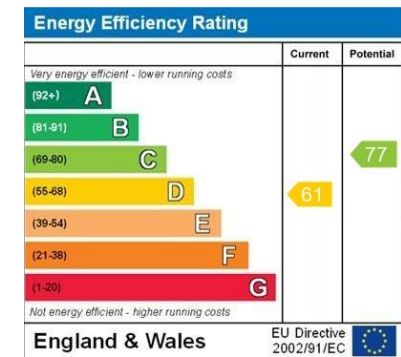
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

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

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