



**£369,995**  
**220 Hayling Avenue**  
Portsmouth, PO3 6EE

## PROPERTY SUMMARY

FOUR BEDROOMS & A GARAGE! Jeffries & Dibbens are delighted to offer for sale this four bedroom, end terraced residence located in Hayling Avenue, Baffins. Accommodation comprises two reception rooms, a 12ft fitted kitchen and 16ft conservatory with a W.C and utility cupboard. The first floor consists of three bedrooms, a bathroom and stairs leading up to a converted loft where you will find a fitted shower room and a main bedroom. Added benefits include gas central heating, double glazing throughout and a fully-enclosed, 46ft south-facing garden with a garage and a shed at the rear. The garage has an up and over door, measures 15ft x 9ft and is accessible via a private road. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today. 02392 661 662





## OBSCURE HARDWOOD FRONT DOOR

**HALLWAY** Double radiator, stairs to first floor, door to reception room one, kitchen, under stairs cupboard space with gas and electric meters.

**RECEPTION ROOM ONE** 14' into bay x 12' 10" (4.27m x 3.91m) PVC double glazed bay window to front aspect, two radiators, oak surround feature electric fireplace with hearth, folding doors to reception room two.

**RECEPTION ROOM TWO** 15' 9" into bay x 11' 1" (4.8m x 3.38m) PVC double glazed sliding door to conservatory, door to kitchen, two radiators.

**KITCHEN** 13' 3" x 7' 5" (4.04m x 2.26m) Door to conservatory, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, integral gas hob, integral dishwasher, space for fridge/freezer, integral eye level electric fan oven.

**CONSERVATORY** 16' 5" x 8' 5" (5m x 2.57m) PVC double glazed windows to rear aspect, double glazed sliding doors, polycarbonate roof, double radiator, door to WC, plumbing for washing machine, space for tumble dryer, wall mounted Worcester gas boiler.

**WC** Floating wash basin, close coupled WC.

**FIRST FLOOR LANDING** Door to bedroom two, three and four, door to bathroom, stairs to second floor.

**BEDROOM TWO** 14' max x 12' 8" (4.27m x 3.84m) PVC double glazed bay window to front aspect, two radiators.

**BEDROOM THREE** 15' 5" max x 11' (4.7m x 3.35m) PVC double glazed bay window to rear aspect, two radiators, laminate flooring.

**BEDROOM FOUR** 8' 3" x 7' 8" (2.51m x 2.34m) PVC double glazed window to rear aspect, laminate flooring, double radiator.

**BATHROOM** Panel enclosed bath, close coupled WC, vanity unit, stainless steel heated towel rail, obscure PVC double glazed window to front aspect, tiled to principal areas.

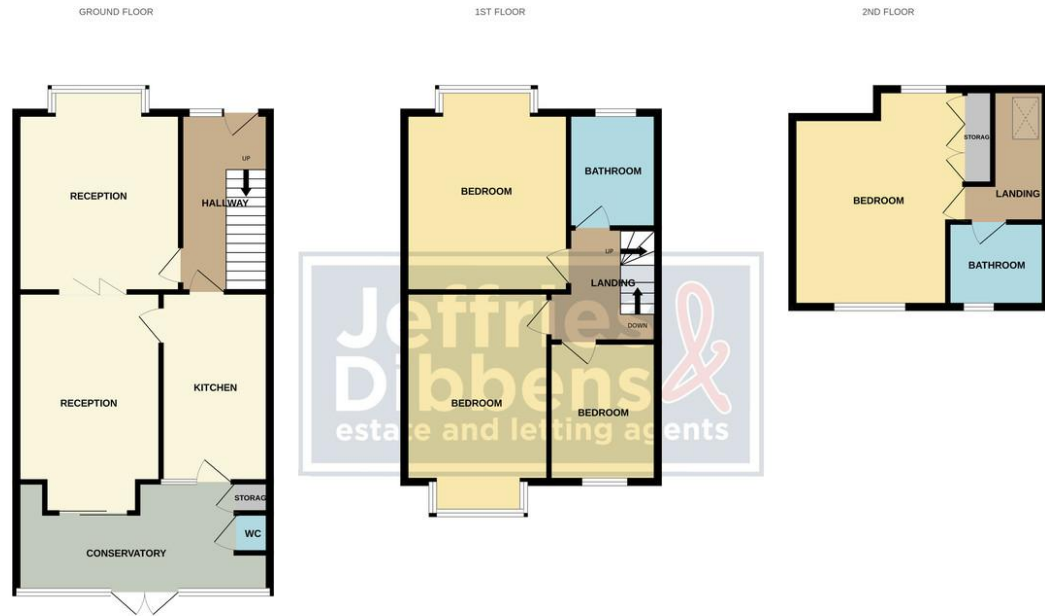
**SECOND FLOOR LANDING** Velux window to front aspect, door to bedroom one, door to bathroom.

**BEDROOM ONE** 18' 8" x 13' 8" narrowing to 7' 4" (5.69m x 4.17m) PVC double glazed Dormer windows to front and rear aspect, two radiator, eaves storage, built-in wardrobes.

**SHOWER ROOM** Obscure PVC double glazed window to rear aspect, close coupled WC, pedestal wash basin, walk in shower cubicle, stainless steel heated towel rail, extractor fan, airing cupboard.

**REAR GARDEN** 46' (14.02m) Enclosed south facing, flower and shrub borders, mainly laid to lawn, concrete patio area, wooden shed, single garage.

**GARAGE** 15' 11" x 9' 9" (4.85m x 2.97m) 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

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



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