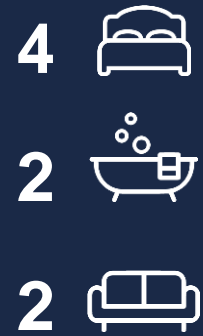




£429,995
12 North End Avenue
Portsmouth, PO2 9EB

PROPERTY SUMMARY

SUBSTANTIAL FOUR/FIVE BEDROOM HOUSE! Jeffries & Dibbens are delighted to offer for sale this four/five bedroom house in North End Avenue, North End. Complimented with a range of original features and attention to detail, we encourage an internal viewing at your earliest convenience. Accommodation comprises two 14ft open plan reception rooms, a fitted kitchen and a conservatory to the ground floor. The first and second floors consist of four double bedrooms, an anteroom/study, a bathroom and a shower room, with access to further loft room/utility space. Additional benefits include gas central heating, double glazing throughout and an alarm system. To the rear is a fully-enclosed, patio garden with side pedestrian access and a two brick built sheds. To appreciate all that is on offer, please call Jeffries & Dibbens today! 02392 661 662





COMPOSITE FRONT DOOR

PORCH Decorative original tiling, PVC double glazed window to front aspect, original oak single glazed front door leading to hallway.

HALLWAY Radiator, stairs to first floor, door to reception room one and two, kitchen, wood flooring, obscure window, under stairs cupboard space.

RECEPTION ROOM ONE 14' 2" x 13' 2" (4.32m x 4.01m) PVC double glazed bay window to front aspect, radiator, cast iron Adam style fireplace with electric heater and brick hearth, open to reception room two.

RECEPTION ROOM TWO 14' x 10' 2" (4.27m x 3.1m) PVC double glazed back door to conservatory, radiator, cast iron feature fireplace with original tiles.

CONSERVATORY/LEAN-TO 4' 9" x 4' 5" (1.45m x 1.35m) PVC double glazed back door to garden, fully double glazed.

KITCHEN 19' 11" x 11' 6" (6.07m x 3.51m) PVC double glazed back door to garden, PVC double glazed windows to rear aspect, range of wall and base units, tiled flooring, range of wall and base units, 1 1/2 stainless steel sink with mixer tap and drainer unit, integral oven with gas hob, plumbing for washing machine, plumbing for dishwasher, radiator, tiled splash backs, space for fridge and freezer.

FIRST FLOOR LANDING Split level, doors to bedroom one, two and three, door to bathroom, double radiator, stairs to second floor.

BEDROOM THREE 13' 5" x 11' 6" (4.09m x 3.51m) PVC double glazed window to side aspect, radiator, cast iron fireplace, 2 x fitted storage, airing cupboard.

BATHROOM Obscure PVC double glazed window to side aspect, stainless steel heated towel rail, concealed cistern WC, vanity unit, fully tiled.

BEDROOM TWO 14' x 10' 2" (4.27m x 3.1m) PVC double glazed window to rear aspect, radiator, cast iron fireplace with decorative tiles, fitted wardrobe space.

BEDROOM ONE 17' 2" x 14' 2" (5.23m x 4.32m) PVC double glazed bay window to front aspect, PVC double glazed window to front aspect, double radiator.

SECOND FLOOR LANDING Door to shower room, stairs leading to bedroom four and study.

SHOWER ROOM 9' 3" x 5' 5" (2.82m x 1.65m) Velux window to side aspect, close coupled WC, vanity unit, walk in shower cubicle, stainless steel heated towel rail, tiled throughout, door to loft room.

LOFT ROOM Wall mounted boiler, immersion tank, space for tumble dryer, space for fridge/freezer, power and light.

BEDROOM FOUR 15' 11" x 10' 3" (4.85m x 3.12m) PVC double glazed windows to side aspect, built in storage, radiator.

STUDY/LIBRARY 9' 10" x 6' 6" (3m x 1.98m) Velux window to rear aspect, radiator.

REAR GARDEN 38' (11.58m) Mainly laid to patio, outside tap, two brick built sheds with power and light, mature flower and shrub borders, fully enclosed, side pedestrian access.



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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	63 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



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