



£289,995
28 Battenburg Avenue
Portsmouth, PO2 0SH

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this three bedroom, semi-detached property located in Battenburg Avenue, North End. Accommodation comprises a 13ft reception room, an 18ft kitchen/diner and an 18ft conservatory which leads onto the enclosed rear garden. First floor accommodation comprises a modern fitted bathroom, plus three bedrooms. Additional benefits include double glazing, gas central heating, plus a brick-built workshop in the garden with power & light. Contact our Portsmouth branch to arrange your viewing, open late! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

HALLWAY Radiator, obscure PVC double glazed window to front aspect, stairs to first floor, dado rail, under stairs storage cupboard, door to reception, opening to kitchen/diner.

RECEPTION ROOM 13' 4" into bay x 11' 6" into recess (4.06m x 3.51m) PVC double glazed bay window to front aspect, picture rail, feature fireplace with gas fire and marble surround and hearth, radiator.

KITCHEN/DINER 18' 1" x 12' 11" (5.51m x 3.94m) PVC double glazed window to conservatory, double radiator, feature fireplace, range of wall and base units, roll top work surfaces, 1 1/2 sink and drainer unit with mixer tap over, space for cooker, space for fridge/freezer, plumbing for washing machine, tiled to principal areas, opening to conservatory.

CONSERVATORY 18' x 8' 6" (5.49m x 2.59m) PVC dual aspect double glazed windows, PVC double glazed French doors to garden, radiator, polycarbonate roof.

FIRST FLOOR LANDING Loft hatch, PVC double glazed window to side aspect, dado rail, doors to.

BEDROOM ONE 13' 6" into bay x 11' 5" into recess (4.11m x 3.48m) PVC double glazed window to front aspect, radiator, feature fireplace with stone heart, picture rail.

BEDROOM TWO 13' x 10' 6" into recess (3.96m x 3.2m) PVC double glazed window to rear aspect, dado rail, picture rail, radiator.

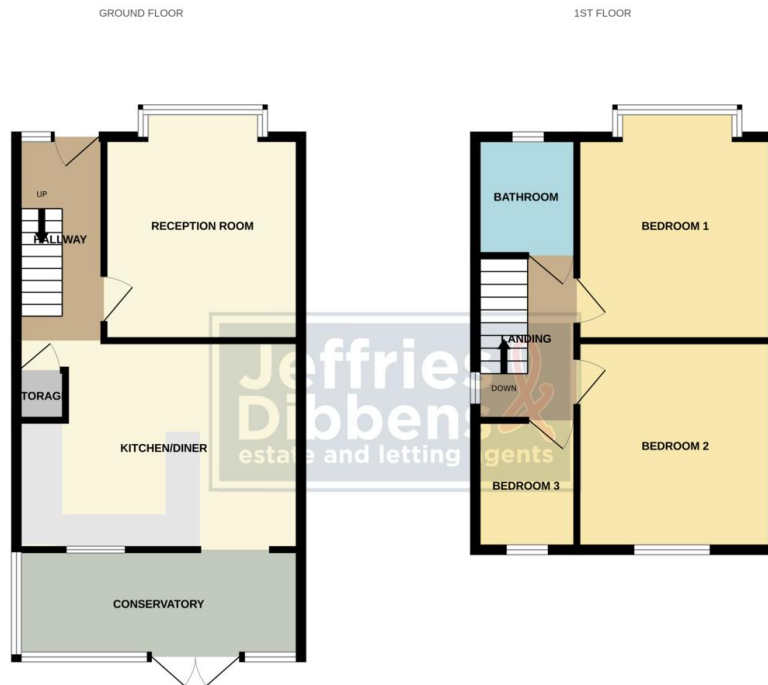
BEDROOM THREE 9' 11" x 7' 2" (3.02m x 2.18m) PVC double glazed window to rear aspect, radiator, dado rail.

BATHROOM Obscure PVC double glazed window to front aspect, radiator, claw foot bath with mains shower over, close coupled WC, pedestal mounted wash basin, tiled to principal areas, dado rail.

REAR GARDEN Mainly laid to lawn with patio area, door to brick built storage shed.

BRICK BUILT STORAGE SHED Power and light.





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 is given as to their operability or efficiency can be given. Made with Metropix 02024

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 | | 80 C |
| 55-68 | D | 62 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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