



£235,000
55 Aylesbury Road
Portsmouth, PO2 7NN

PROPERTY SUMMARY

West Facing Garden! Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property in Aylesbury Road, Copnor. In addition to the upstairs bedrooms, ground floor accommodation comprises two reception rooms, a 12ft modern-fitted kitchen with integrated appliances and a downstairs bathroom. Additional benefits include gas central heating, double glazing throughout and a fully-enclosed, west-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth to arrange an internal viewing today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

PORCH Obscure hardwood front door to hallway.

HALLWAY Door to reception room one, stairs to first floor, door to reception room two, radiator.

RECEPTION ROOM ONE 14' 3" x 9' 8" (4.34m x 2.95m) PVC double glazed bay window to front aspect, double radiator.

RECEPTION ROOM TWO 12' 11" x 10' (3.94m x 3.05m) PVC double glazed window to rear aspect, double radiator, under stairs cupboard, door to hall way.

HALLWAY Door to kitchen, door to bathroom, tiled flooring.

BATHROOM Obscure PVC double glazed window to side aspect, close coupled WC, pedestal wash basin, tiled to principal areas, extractor fan, radiator, lino flooring.

KITCHEN 12' 10" narrowing to 12' x 8' 5" (3.91m x 2.57m) PVC double glazed French doors, range of wall and base units, radiator, laminate work surfaces, integral electric oven, induction hob, stainless steel extractor fan with glass hood, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, extractor fan, cupboard housing wall mounted combination boiler, integral washing machine, integral fridge/freezer, tiled flooring.

FIRST FLOOR LANDING Doors to bedroom one and two.

BEDROOM ONE 12' 11" x 11' (3.94m x 3.35m) PVC double glazed window to front aspect, radiator, built in wardrobes.

BEDROOM TWO 13' x 9' 11" (3.96m x 3.02m) PVC double glazed window to rear aspect, radiator, built in storage.

REAR GARDEN 22' (6.71m) West facing, fully enclosed, mainly laid to paving, artificial grass, raised decking, mature flower and shrub borders.





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 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 B

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	66 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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