Property Details.pdf



£166,500

28A Gladys Avenue

Portsmouth, PO2 9BE

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are delighted to bring to the market this two-bedroom mid-terraced house situated in Gladys Avenue, North End. The ground floor accommodation comprises an 18ft lounge/diner and an 11ft fitted kitchen. To the first floor, you will find two bedrooms and a fitted bathroom. Additional benefits include double glazing, gas central heating and no forward chain. To fully appreciate all that this property has to offer, please contact Jeffries & Dibbens Portsmouth today on 02392 661 662 to arrange your viewing.

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OBSCURE UPVC DOUBLE GLAZED FRONT DOOR

HALLWAY Open to Lounge/Diner & Kitchen, under stairs storage cupboard housing gas and electric meters, stairs to first floor landing.

LOUNGE/DINER 18' 02" x 08' 04" (5.54m x 2.54m) PVC Double glazed window to front aspect, radiator, open to kitchen.

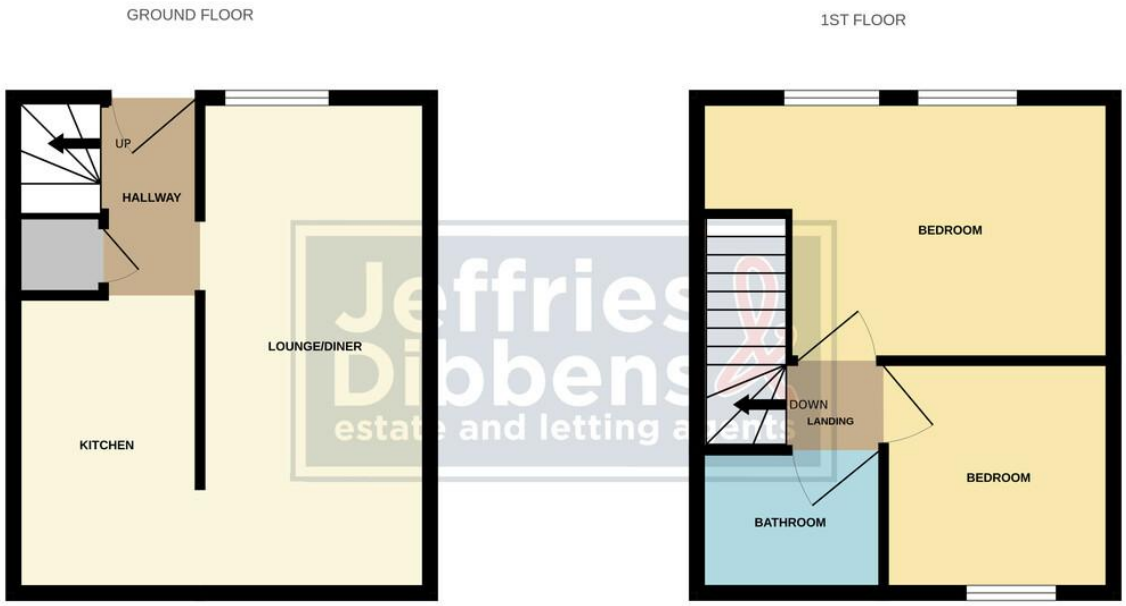
KITCHEN 11' 11" x 05' 09" (3.63m x 1.75m) Radiator, range of wall and base units, roll top work surfaces, stainless steel sink with hot and cold taps and drainer unit, integrated oven with gas hob and overhead extractor fan, space and plumbing for washing machine, space for fridge and freezer, wall mounted combination boiler, extractor fan, tiled to principal areas.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 13' 07" x 09' 02" (4.14m x 2.79m) Two PVC double glazed windows to front aspect, radiator.

BEDROOM TWO 08' 07" x 06' 09" (2.62m x 2.06m) PVC Double glazed window to rear aspect, radiator.

BATHROOM Radiator, close coupled WC, pedestal wash basin, wooden panelled bath with shower attachment, extractor fan, tiled to principal areas.



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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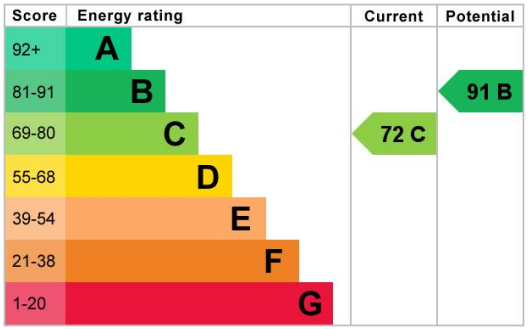
LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

Jeffries & Dibbens estate and letting agents

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