

£420,000

54 Francis Avenue

Southsea, PO4 0HN

FOUR BEDROOM HOUSE WITH OFF ROAD PARKING AND GARAGE! Jeffries & Dibbens are delighted to offer for sale, this substantial four bedroom, mid-terraced style property located in Francis Avenue, Southsea. The property is ideally placed to enjoy all that Southsea has to offer, with local amenities right on your doorstep and convenient access out of the city. With benefits including off road parking and a 21ft integral garage, this property offers a tremendous amount of benefits to the discerning buyer. Ground floor accommodation comprises a 26ft living room and a spacious kitchen/dining room, overlooking a 55ft private rear garden. The first floor consists of four spacious bedrooms, a fitted shower room, a family bathroom and an en-suite WC. Additional benefits include double glazing throughout and gas central heating. To appreciate all that is on offer, please contact Jeffries & Dibbens to arrange an internal viewing today!

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ENTRANCE Block paved driveway, up and over door to garage, composite front door to porch.

GARAGE Up and over door.

PORCH Double glazed window to front elevation, door to reception room, spot light.

RECEPTION ROOM 26' 10" into bay x 11' 11" narrowing to 9' 6"(8.18m x 3.63m) Double glazed bay window to front elevation, two radiators, feature fireplace with gas fire, double glazed door to garden, door to hallway.

HALLWAY Stairs to first floor landing, opening to:-

KITCHEN/DINER 25' 8" x 13' 2" narrowing to 10' 2" (7.82m x 4.01m) Fitted kitchen comprising a range of wall and base level units incorporating oak work surfaces, one and a half bowl ceramic sink, space for 'Range' style cooker with stainless steel extractor over, spaces and plumbing for washing and dishwasher, space for fridge/freezer, tiled to principal areas and laminate flooring, double glazed window to side and rear elevation, double glazed bay window to side elevation, obscure double glazed door to garden.

FIRST FLOOR LANDING Doors to all rooms.

BEDROOM ONE 11' 10" x 11' excluding wardrobe depth 4" (3.61m x 3.45m) Double glazed window to front elevation, radiator, built-in wardrobes.

BEDROOM TWO 15' 1" x 12' 5" narrowing to 7' 6" (4.6m x 3.78m) Double glazed window to front elevation, radiator, door to en-suite WC.

EN-SUITE WC Close coupled WC, vanity unit housing wash basin, radiator, obscure double glazed window to rear elevation.

BEDROOM THREE 11' 10" x 9' 6" (3.61m x 2.9m) Double glazed window to rear elevation, radiator.

SHOWER ROOM Walk-in shower cubicle, close coupled WC, pedestal mounted wash basin, radiator, extractor fan, wall panelling, obscure double glazed window to side elevation.

BATHROOM/UTILITY Close coupled WC, bath with shower attachment, wall mounted 'Vaillant' combination boiler, heated towel rail, space for tumble dryer, tiled to principal areas, obscure double glazed window to side elevation.

BEDROOM FOUR 10' 4" x 10' 1" (3.15m x 3.07m) Double glazed window to rear elevation, radiator.

GARDEN 55' 8" (16.97m Fully enclosed garden, laid to lawn and block paving, decked area, outside tap, brick-built shed.

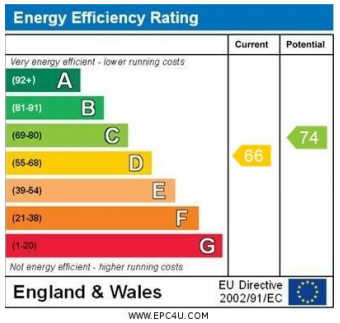


LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

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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