



£699,500 Freehold



2 Penarth Avenue
Drayton
Portsmouth
PO6 2AJ

- Detached Character Home
- Four Double Bedrooms
- 23' Kitchen/Breakfast Room
- 21' Lounge

Email - drayton@jeffries.co.uk Tel - 023 9237 3341

"Stylish, spacious and in the much requested location of Penarth Avenue, this Four bedroom detached property is a rare opportunity to acquire a character property in the heart of Drayton. Bright and airy throughout, the rooms are well proportioned with a 21' Lounge, 23' Kitchen/Breakfast room, Four Double bedrooms, a shower room to both the ground and first floor, and a family bathroom. There is driveway parking for 4/5 cars leading to a detached garage, and a landscaped frontage that adds to the appeal of the home. We are certain this property will attract considerable interest and urge you to arrange a viewing at your earliest convenience and this can be arranged by calling Jeffries on 023 92 373341."

Kevin Richardson, Sales Manager, Drayton

UPVC double glazed windows and front door to:-

ENTRANCE HALL Radiator, stairs to first floor landing with under stairs storage cupboard, doors to:-

LOUNGE 21' 4" x 14' 1" (6.5m x 4.29m) UPVC double glazed bay window to front aspect, UPVC double glazed window to side aspect, 2x radiators, brick feature fireplace with gas fire, TV point, feature covered archway with glass panelled sliding doors to:-

DINING ROOM 14' 10" into bay x 11' (4.52m x 3.35m) UPVC double glazed bay window to side aspect, glass panelled sliding door to kitchen, radiator, UPVC double glazed door to:-

UTILITY ROOM UPVC double glazed French doors to garden, radiator, wall mounted boiler, space for tumble dryer.

BEDROOM THREE 13' plus wardrobe depth x 12' (3.96m x 3.66m) UPVC double glazed window to front aspect, fitted wardrobes, fitted over bed storage cabinets, radiator.

SHOWER ROOM UPVC double glazed window to side aspect, walk-in shower with curtain rail surround, low level WC, pedestal wash hand basin, heated towel rail, tiled walls, electric shaver point.

BATHROOM 7' 10" x 6' 4" (2.39m x 1.93m) UPVC double glazed window to side aspect, panel enclosed bath with mixer tap and shower over, low level WC, pedestal wash hand basin, heated towel rail, tiled walls, mirrored inset cabinet.

BEDROOM FOUR 14' x 12' (4.27m x 3.66m) UPVC double glazed bay window to rear garden, double radiator, telephone point, built in double wardrobe.

KITCHEN/BREAKFAST ROOM 23' 3" x 13' 2" (7.09m x 4.01m) UPVC double glazed patio doors to garden, UPVC double glazed door and window to side, range of fitted wall and base units, roll top work surfaces, stainless steel sink and double drainer unit with mixer tap over, electric oven, gas cooker point, plumbing for dishwasher and washing machine, tiled splash backs, space for fridge/freezer, spotlighting, radiator.

FIRST FLOOR LANDING UPVC double glazed window to side aspect, radiator, 2 x walk-in storage cupboards, doors to:-

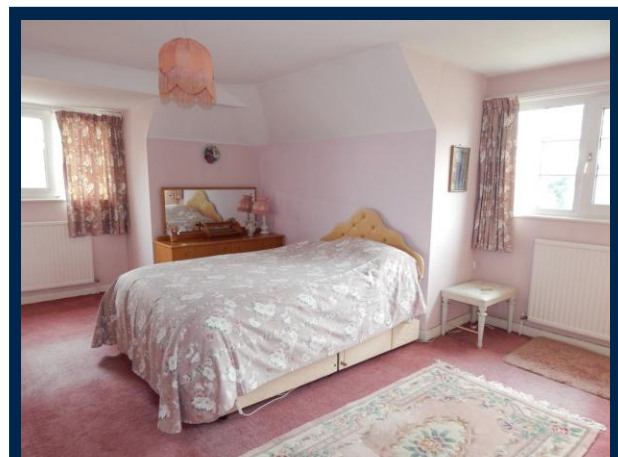
BEDROOM ONE 18' 5" max x 13' 7" max (5.61m x 4.14m) UPVC double glazed windows to front and side aspects, 2x radiators.

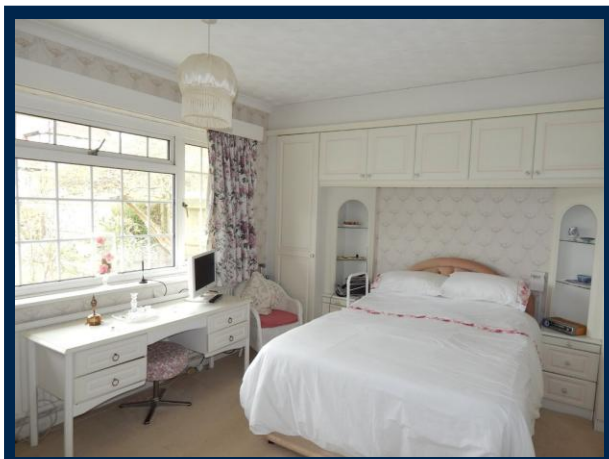
BEDROOM TWO 17' 7" max x 11' max (5.36m x 3.35m) UPVC double glazed window to side aspect, access to eaves, radiator.

SHOWER ROOM UPVC double glazed window to rear aspect, walk-in tiled shower cubicle with bi-fold doors and electric shower over, low level WC, pedestal wash hand basin, radiator, part tiled walls.

DETACHED GARAGE Electric roller door, power and lighting.

REAR GARDEN Side access via driveway and pathway, paved patio, lawn with shrub borders, further patio and raised patio, greenhouse, outside tap, sun awning, shed, door to garage.



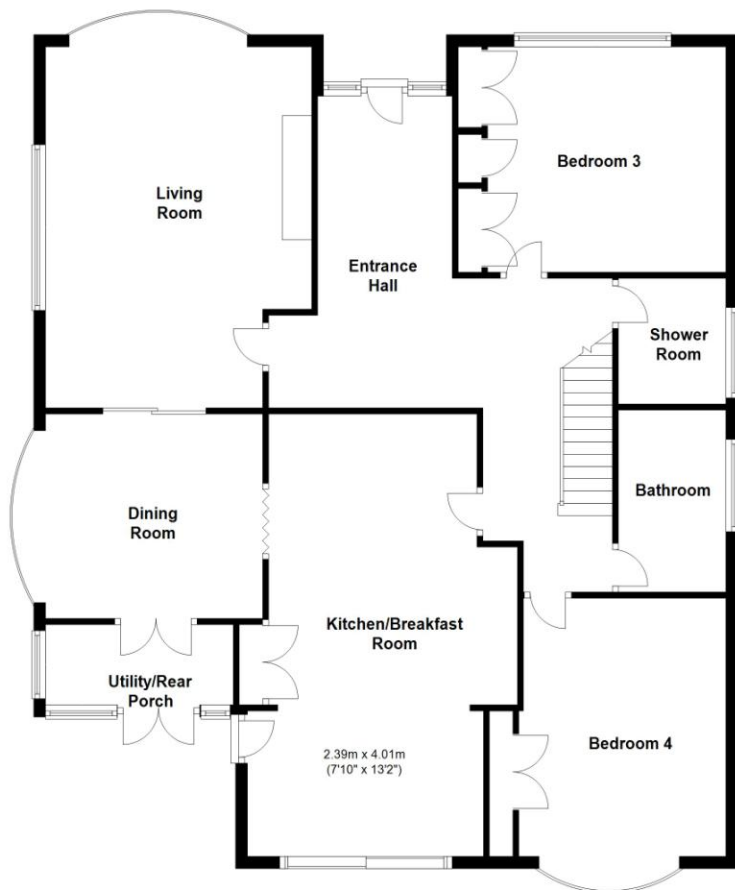


AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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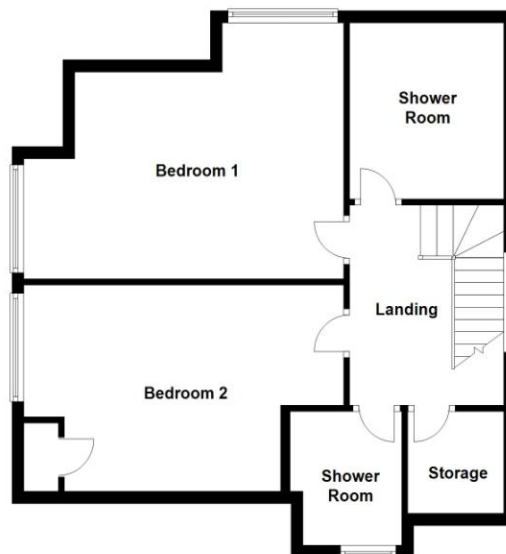
Ground Floor

Approx. 144.0 sq. metres (1550.2 sq. feet)



First Floor

Approx. 60.9 sq. metres (655.7 sq. feet)



Total area: approx. 204.9 sq. metres (2205.9 sq. feet)

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	