

# TREGARON AVENUE

DRAYTON | PORTSMOUTH | PO6 2ND



£410,000  
Freehold

- Charming Three Bedroom Semi-Detached House
- Two Reception Rooms with Parquet Flooring
- Conservatory/Garden Room
- Downstairs Cloakroom
- Garage with Power & Light and Parking
- Good Sized Corner Plot
- No Forward Chain
- Approximate Internal Area 1311 Sq Ft.





## In Brief

We are delighted to offer for sale this very **CHARMING THREE BEDROOM SEMI-DETACHED HOUSE**, which is situated on a wonderful corner plot, complimented by beautiful gardens to the front, side and rear. Whilst in need of modernisation, this bright and airy property boasts some lovely **CHARACTER FEATURES** including parquet flooring to the Hallway and Reception Rooms.

Tregaron Avenue remains a popular location, situated close to local amenities, as well as easy access to transport links and falling within the catchment area for both Court Lane and Springfield Schools.

The accommodation briefly comprises:- Entrance Hallway, Kitchen with door leading out to the side of property, Dining Room with fireplace, good sized Living Room with brick built fireplace surround and gas fire. Glazed doors lead through to a bright Conservatory, which overlooks and provides access to the Rear Garden. There is also a Downstairs Cloakroom/W.C. On the first floor there are Three Bedrooms - all with built-in wardrobe/cupboards and a Family Bathroom which has a Separate Shower Cubicle. The front garden is laid to lawn with a central pathway. There are well established flowers, shrubs and trees with a side arched gateway leading to the side and rear. On entry you will see an abundance of flowers, shrubs, bushes, and trees with a central lawn area. To the side of the conservatory is a small potting shed and outside tap. The **GARAGE** is located at the rear, via a personal door from the garden. It has power and light and there is **PARKING SPACE** too.

All in all, a truly delightful property which will no doubt attract a high level of interest. Book your viewing today!

**£410,000**

## KEY FACTS

Freehold

Council Tax - D

EPC - To be confirmed.

Approximate Internal Area - 1311 Sq Ft.





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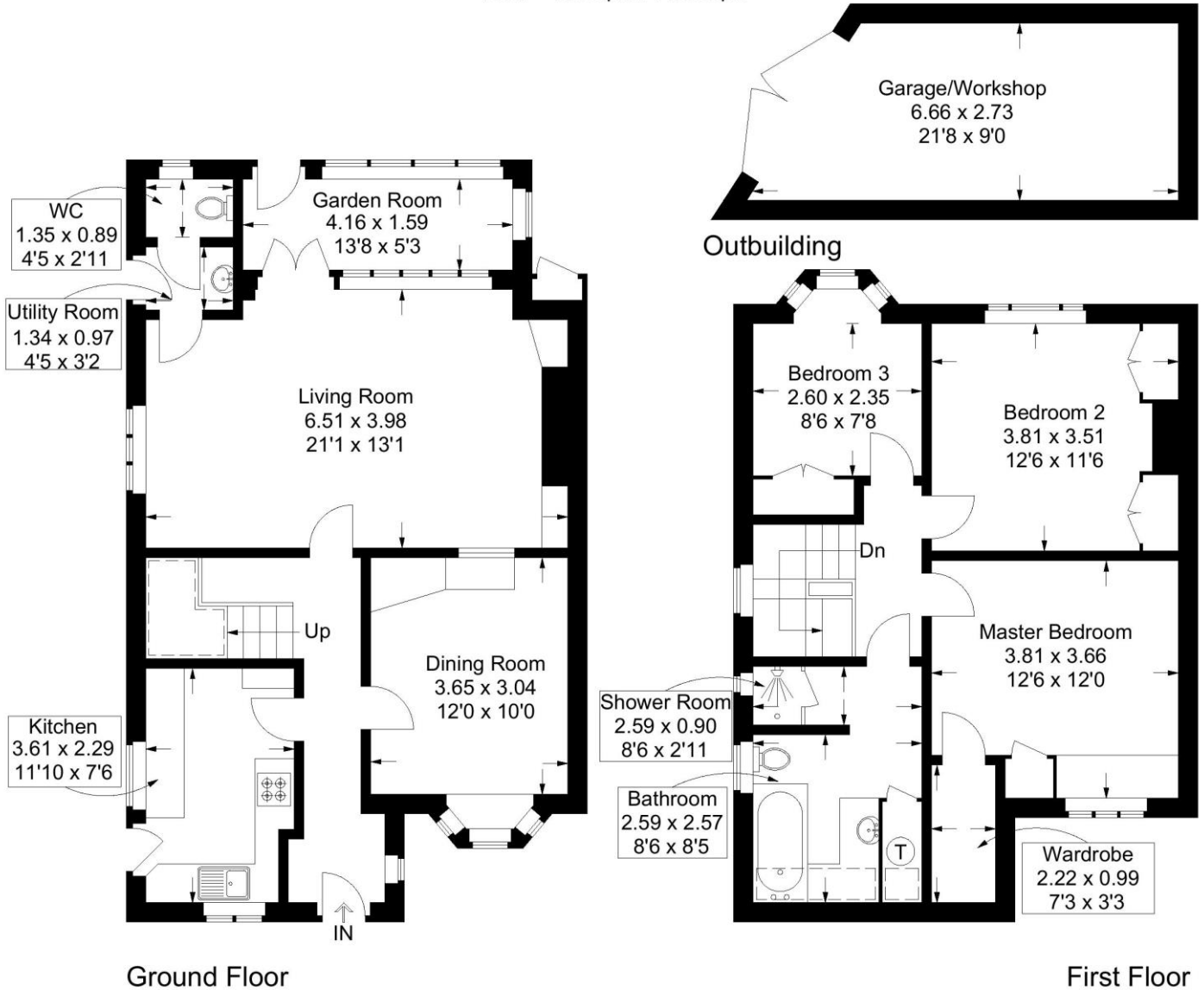


## Tregaron Avenue, Drayton

Approximate Gross Internal Area = 121.8 sq m / 1311 sq ft

Outbuilding = 16.2 sq m / 174 sq ft

Total = 138 sq m / 1486 sq ft



= Reduced headroom below 1.5m / 5'0

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Southsea  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
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15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

Southsea  
Admin Centre  
12 Marnion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

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