

AUGUSTINE ROAD

DRAYTON | PORTSMOUTH | PO6 1HY



GUIDE PRICE OF £500,000 FREEHOLD

- RARE OPPORTUNITY - Modernisation Required
- Detached House in Approx 0.16 of an Acre
- Requested Residential Non-Estate Location
- Extended Layout of Almost 1,500 sq.ft (137.7 sq.m)
- Three Receptions inc 15'11 x 15'8 Vaulted Family Room
- Three Bedrooms and Bathroom : Kitchen : Utility : W.C
- Two Driveways and Attached Garage/Workshop
- Overall Plot Size: Approximatley 148ft x 48ft





In Brief

We have pleasure in marketing for sale this Edwardian Detached House occupying a large mature plot of approx 0.16 of an acre in one of Drayton's highly requested non-estate locations within a short walk of local shops and schools.

Owned by our client for over 50 years, the house was extended about 20 years ago although now requires modernisation throughout.

At almost 1,500 sq.ft (137.7 sq.m), the property comprises; entrance porch, hallway, living room, study, feature vaulted family room, kitchen, utility room and separate w.c on the ground floor while there are three bedrooms and bathroom on the first floor.

Externally, there are two driveways, one either side of the house with one leading to an attached garage/workshop and the other with a side access gate leading to a lovely westerly facing rear garden of approximately 95ft x 45ft.

Given the location, size of plot and potential, we strongly recommend viewing this individual home at your earliest opportunity.

Guide Price £500,000

KEY FACTS

TENURE: Freehold

EPC RATING: TBC

COUNCIL TAX BAND: 'E'

PLOT SIZE: Measurements taken from Google maps



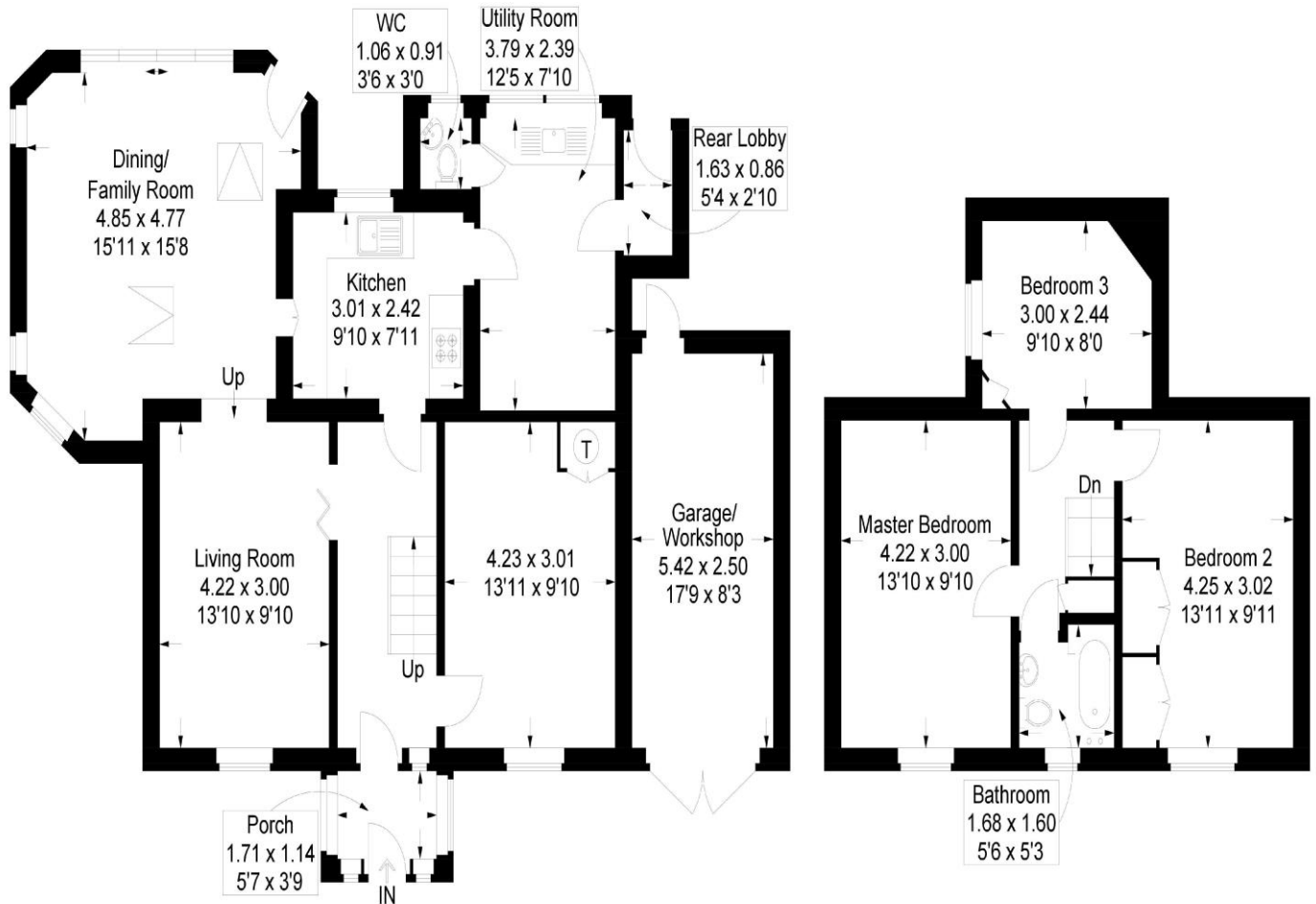
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Augustine Road, Cosham

Approximate Gross Internal Area = 137.7 sq m / 1482 sq ft



Ground Floor

First Floor

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.

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