

MANSVID AVENUE

DRAYTON | PORTSMOUTH | PO6 2LX



£435,000
Freehold

- Delightful Four Bedroom House
- Many Original and Character Features
- Versatile Ground Floor Accommodation
- Modern, Stylish Kitchen
- Off Road Parking to the Front
- Garage, plus Additional Parking
- Far Reaching Views from the Master Bedroom
- Attractive Garden with Rear Access





In Brief

We are excited to bring to the market this wonderfully spacious **FOUR BEDROOM RESIDENCE** situated in the ever popular Mansvid Avenue location. The property falls within the school catchment for Court Lane/Springfield Schools, with local parks, bus routes and amenities all close by. Benefiting from **OFF ROAD PARKING** to the front and an additional space at the rear, plus its own **GARAGE** - we feel the property will make a **FANTASTIC FAMILY HOME**. The welcoming Entrance Hall features a stained glass door and windows - and the laminate wood flooring to the ground floor level adds a lovely feel of warmth and character throughout. Attractive wooden glazed folding internal doors separate the Living Room and Dining Room offering versatile open plan living to the stylish Kitchen complete with many built-in appliances. On the bright and airy first floor there are Three Bedrooms and the Family Bathroom. The Master Bedroom is located on the next level and boasts far reaching views across the rooftops and up to Portsdown Hill. Externally, the Rear Garden is approached via wooden glazed bi-fold doors and has a small block paved patio area adjacent to the house, surrounded by decorative slate chippings. The garden itself is mainly laid to lawn, being enclosed by half height wall and fencing above. Planter borders run alongside a block paved pathway, which leads to the Garage/Workshop via a pedestrian door access. A wooden gate leads out to an additional parking space. There is an outside Utility/W.C plus a further useful outside store and with **OFF ROAD PARKING** to the front, we feel this delightful property is sure to attract a high level of interest.

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KEY FACTS

Tenure - Freehold

Council Tax - C

Energy Performance Certificate - To be confirmed



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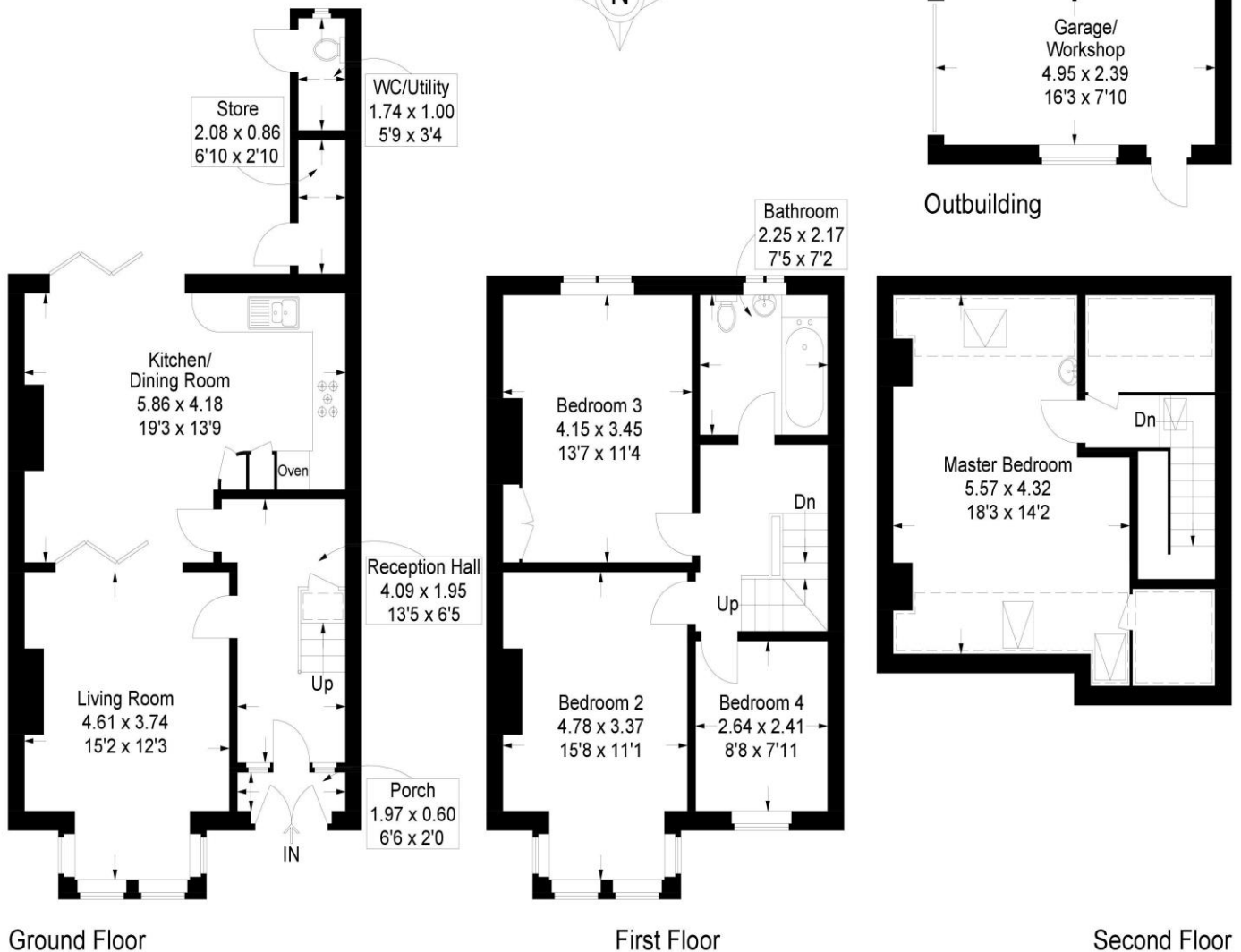



Mansvid Avenue, Drayton

Approximate Gross Internal Area = 137.3 sq m / 1478 sq ft

Outbuilding = 12.3 sq m / 132 sq ft

Total = 149.6 sq m / 1610 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.

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