

BRECON AVENUE

PORTSMOUTH | HAMPSHIRE | PO6 2AN



£525,000
FREEHOLD

- 1930's Semi-Detached Home
- Popular 'Welsh Avenues' Location
- Close to Amenities and Schools
- Living Room Plus Dining Room & Conservatory
- Downstairs Shower Room
- Four Bedrooms
- West Facing Rear Garden
- Off Road Parking & Garage



In Brief

We have pleasure in marketing for sale this **FOUR BEDROOM** 1930's semi-detached family home situated in a convenient cul-de-sac setting on the highly **REQUESTED** Welsh Avenues just around the corner from local shops and excellent schooling.

Set well back from the road and providing over 1,600 sq.ft (155sq.m) of accommodation, the layout comprises welcoming hallway, living room with feature fireplace and large bay windows which flood the room with natural light. To the rear of the property you will find the fitted kitchen, spacious dining room and a conservatory, along with a shower room.

On the first floor there are four good sized bedrooms and the family bathroom.

The **WEST FACING** rear garden enjoys an abundance of sunshine and is mainly laid to lawn flanked by mature flower and shrub borders.

To the front of the house there is a block paved driveway leading to the garage which provides parking for multiple cars.

We recommend viewing to appreciate this delightful property on offer.

£525,000

KEY FACTS

Council Tax Band - E

EPC Rating - TBC

Approximate Internal Area = 1671 Sq Ft



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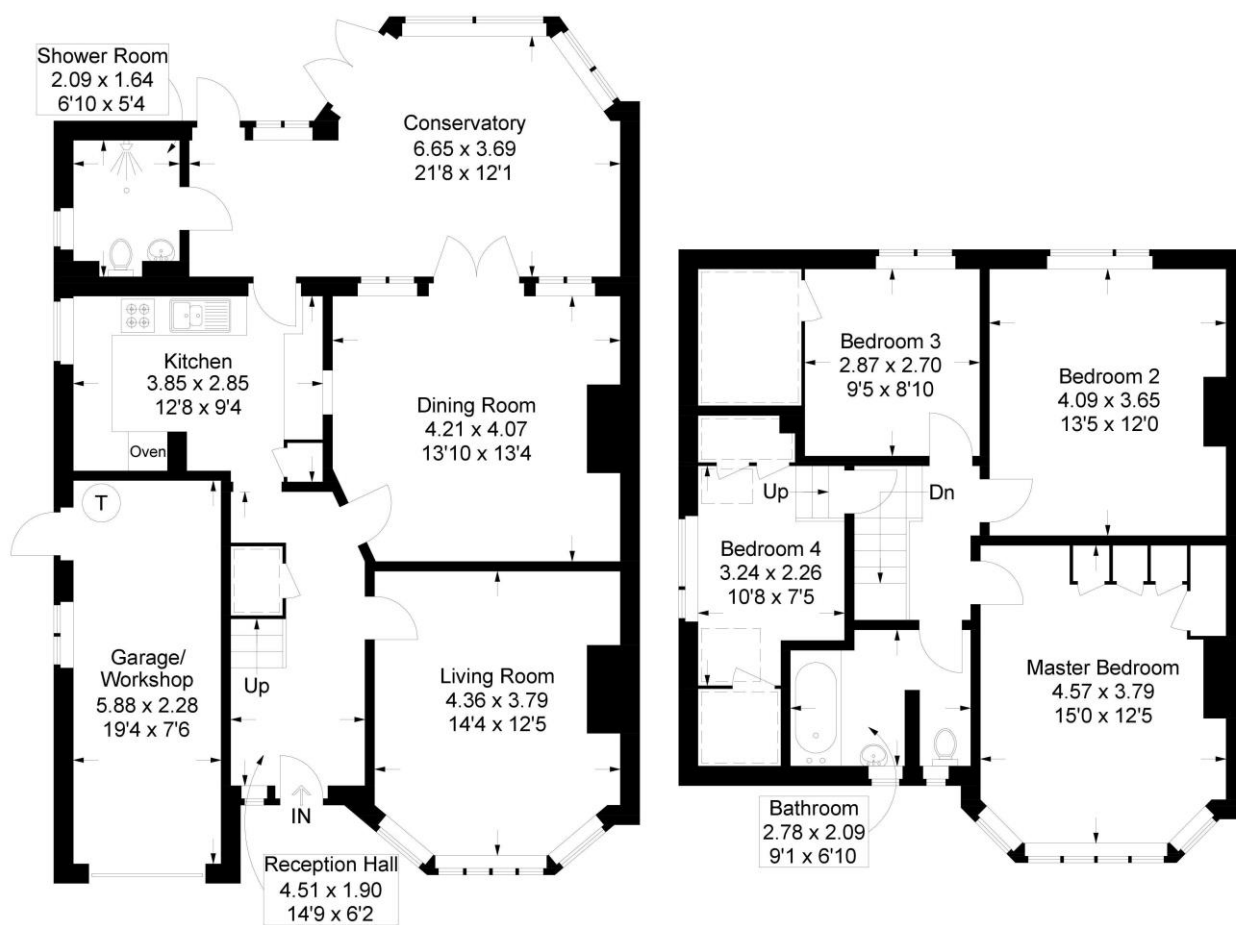
Brecon Avenue, Drayton

Approximate Gross Internal Area = 155.2 sq m / 1671 sq ft

(Excluding Reduced Headroom / Eaves)

Reduced Headroom = 6.9 sq m / 74 sq ft

Total = 162.1 sq m / 1745 sq ft



Ground Floor

First Floor

 = 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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