

# DYSART AVENUE

DRAYTON | PORTSMOUTH | PO6 2LZ



£400,000  
Freehold

- Three Bedroom 1930's House
- Court Lane and Springfield School Catchment
- Living Room and Dining Room
- Recently Refitted Kitchen
- Single Garage to the Rear
- Close to Local Amenities
- Southerly Facing Rear Garden
- Popular Drayton Location







## In Brief

This delightful 1930's home is situated in the heart of Drayton, a short walk from the local amenities, parks and transport links and within the school catchment areas for Court Lane and Springfield School.

The welcoming Entrance Hall features stained glass windows and wooden flooring which adds a lovely feel of warmth and character. The front reception room, currently used as a dining room, has a large bay window which floods the room with natural light. The spacious living room exudes warmth with its traditional fireplace and doors opening out to the garden. The recently refitted kitchen is a highlight with sage green cabinetry, ample counter space, and a skylight floods the area with natural light, while a door leads directly to the garden, an ideal space for entertaining.

Upstairs you will find the family bathroom and three good sized bedrooms, with the primary bedroom benefitting from fitted wardrobes.

The South Facing rear garden is mainly laid to lawn flanked by flower and shrub borders with an area of patio adjoining the back of the house. Furthermore, there is garage to the rear with a courtesy door providing access from the garden.

This wonderful property provides a perfect blend of character features with a modern twist, we recommend viewing at your earliest convenience to avoid disappointment.

£400,000

## KEY FACTS

Council Tax Band - C

EPC Rating - C

Approximate Internal Area = 1171 Sq Ft





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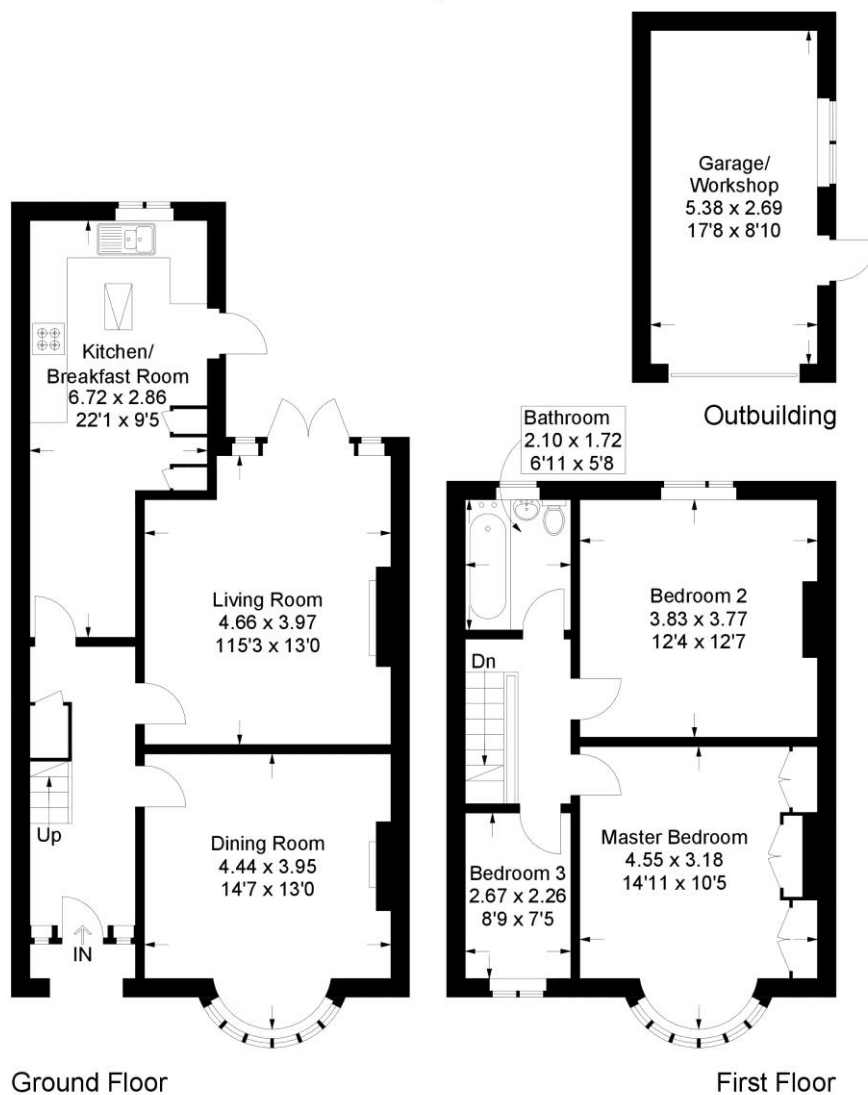


## Dysart Avenue, Drayton

Approximate Gross Internal Area = 108.8 sq m / 1171 sq ft

Outbuilding = 15.1 sq m / 163 sq ft

Total = 123.9 sq m / 1334 sq ft



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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