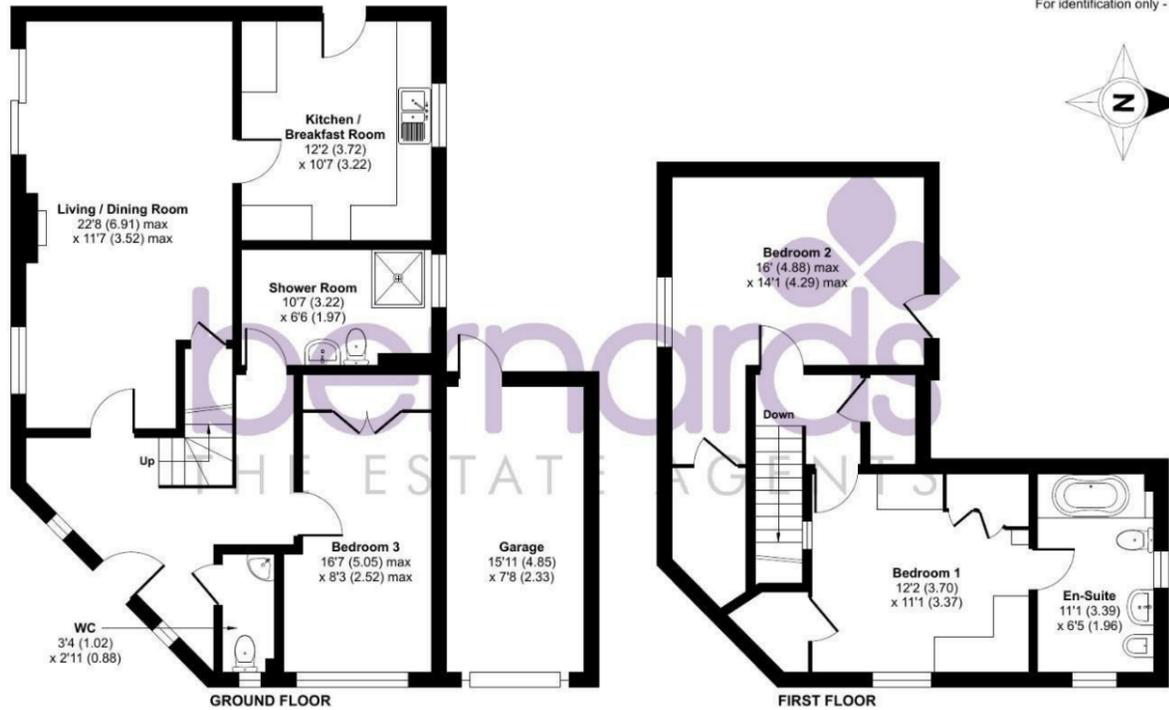


**Tregaron Avenue, Drayton, Portsmouth, PO6**

Approximate Area = 1269 sq ft / 117.8 sq m  
 Garage = 122 sq ft / 11.3 sq m  
 Total = 1391 sq ft / 129.1 sq m  
 For identification only - Not to scale

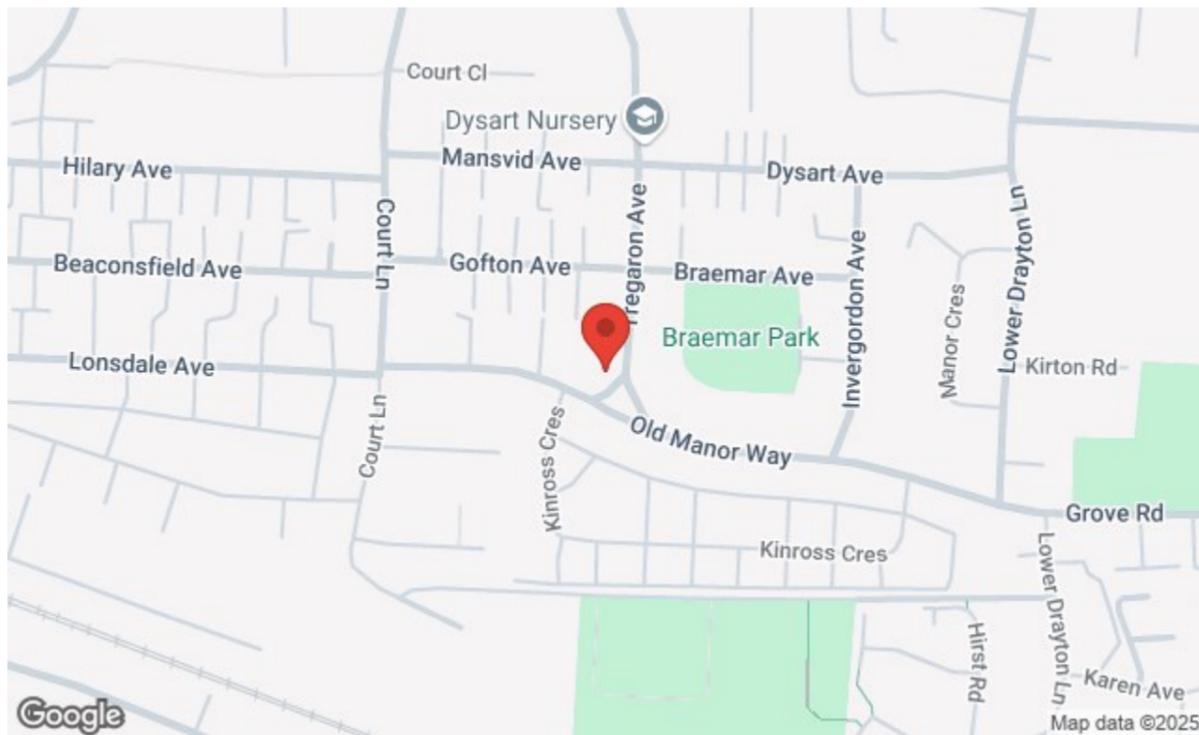


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1249982.



Offers In Excess Of £375,000

Tregaron Avenue, Portsmouth PO6 2NE



**HIGHLIGHTS**

- ❖ UNIQUE CHALET BUNGALOW
- ❖ DETACHED
- ❖ THREE BEDROOMS
- ❖ LOUNGE/DINER
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ GROUND FLOOR SHOWER ROOM
- ❖ SEPARATE W.C.
- ❖ EN-SUITE
- ❖ NO ONWARD CHAIN
- INVESTMENT OPPORTUNITY

Nestled in the charming area of Tregaron Avenue, Drayton, this delightful unique detached chalet offers a perfect blend of comfort and modern living. With its large entrance hall, three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The layout is thoughtfully designed, with the option to use the downstairs bedroom as a separate spacious dining room.

The property boasts two bathrooms and an additional separate w.c., providing convenience for busy mornings and ensuring that everyone has their own space. The chalet's design maximises natural light, creating a warm and inviting atmosphere throughout.

Situated in a desirable neighbourhood, residents will enjoy easy access to local amenities, schools, and parks, making it an excellent choice for families. The surrounding area is known for its community spirit and friendly atmosphere, offering a peaceful retreat while still being close to the vibrant life of Portsmouth.

This property presents a wonderful opportunity for those looking to settle in a comfortable and spacious home. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming chalet your new home.

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
 t: 02392 728 091



Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## ENTRANCE HALL

### W.C.

3'4" x 2'10" (1.02 x 0.88)

## LOUNGE/DINING ROOM

22'8" x 11'6" (6.91 x 3.52)

## KITCHEN/BREAKFAST ROOM

12'2" x 10'6" (3.72 x 3.22)

## DINING ROOM/BEDROOM 3

16'6" x 8'3" (5.05 x 2.52)

## SHOWER ROOM

10'6" x 6'5" (3.22 x 1.97)

## LANDING

### BEDROOM 1

12'1" x 11'0" (3.70 x 3.37)

### EN-SUITE

11'1" x 6'5" (3.39 x 1.96)

### BEDROOM 2

16'0" x 14'0" (4.88 x 4.29)

### GARAGE

15'10" x 7'7" (4.85 x 2.33)

### GARDEN

### COUNCIL TAX BAND D

£2075

### ANTI MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we

cannot put forward an offer without the AML check being completed

### BERNARDS OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

### SOLICITOR/ CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92-100) A                                  |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 68                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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