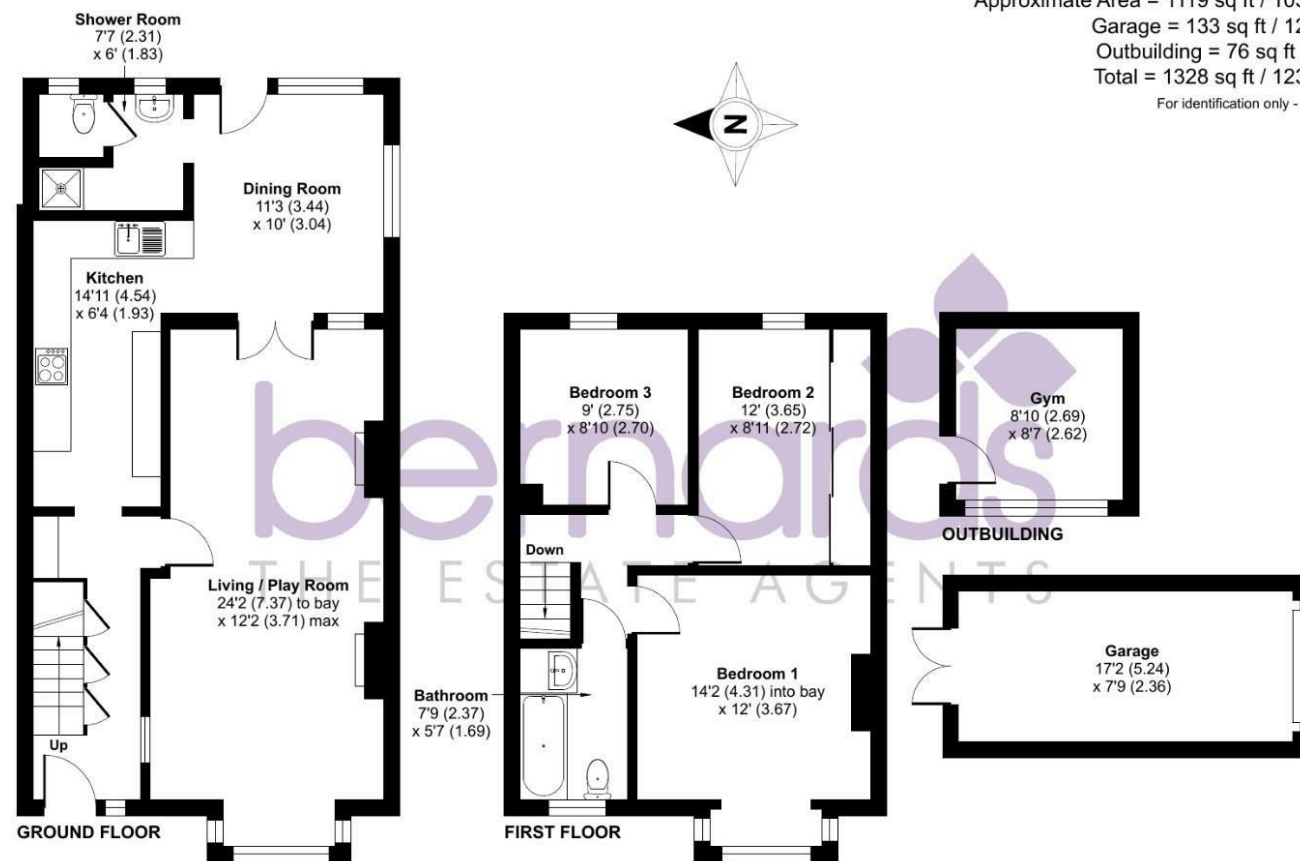


Aberdare Avenue, Drayton, Portsmouth, PO6

Approximate Area = 1119 sq ft / 103.9 sq m
Garage = 133 sq ft / 12.3 sq m
Outbuilding = 76 sq ft / 7 sq m
Total = 1328 sq ft / 123.2 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1252151



Offers In Excess Of £525,000

Aberdare Avenue, Portsmouth PO6 2AU

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ SOUGHT AFTER WELSH ROAD LOCATION
- ❖ THREE BEDROOMS
- ❖ DRIVE AND GARAGE
- ❖ 24FT OPEN PLAN LOUNGE
- ❖ EAST FACING REAR GARDEN
- ❖ MODERN KITCHEN
- ❖ BATHROOM & SHOWER ROOM
- ❖ VIEWS OF LANGSTONE HARBOUR
- ❖ OUTBUILDING / GYM
- ❖ DINING ROOM

Nestled in the highly sought-after location of Aberdare Avenue, Drayton, this charming semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,328 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by an inviting open-plan lounge and family room, which creates a warm and welcoming atmosphere, perfect for both relaxation and entertaining. The adjoining dining room provides an excellent space for family meals and gatherings. The property also features two bathrooms, ensuring convenience for all residents. Staying with space there is a half height cellar that runs underneath the whole house which is great for storage.

Outside, the east-facing rear garden is a delightful retreat, allowing you to enjoy the

morning sun. The garden is complemented by an outbuilding, which can serve various purposes, from a home office to a storage space. Additionally, the property includes a garage and ample parking.

One of the main reasons the current owners bought the house was the wonderful views of Langstone harbour from the kitchen balcony.

This home is not only spacious but also well-located, providing easy access to local amenities, schools, and transport links. Whether you are looking to settle down or invest, this property on Aberdare Avenue presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant community. Do not miss the chance to make this lovely house 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

LIVING / FAMILY ROOM
24'2" x 12'2" (7.37 x 3.71)

DINING ROOM
11'3" x 9'11" (3.44 x 3.04)

KITCHEN
14'10" x 6'3" (4.54 x 1.93)

SHOWER ROOM
7'6" x 6'0" (2.31 x 1.83)

BEDROOM ONE
14'1" x 12'0" (4.31 x 3.67)

BEDROOM TWO
11'11" x 8'11" (3.65 x 2.72)

BEDROOM THREE
8'10" x 9'0" (2.70 x 2.75)

BATHROOM
7'9" x 5'6" (2.37 x 1.69)

GYM
8'7" x 8'9" (2.62 x 2.69)

GARAGE
7'8" x 8'9" (2.36 x 2.69)

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.

COUNCIL TAX BAND D
£2075



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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