



53 Carmarthen Avenue, Drayton, Hampshire, PO6 2AG

TOWN & COUNTRY  
SOUTHERN





An impressive four-bedroom, semi-detached family home which is situated in one of Drayton's most popular residential tree lined avenues, yet within easy access of local shopping amenities, bus routes, commutable road links, recreation grounds and within catchment of both Court Lane and Springfield

Schools (subject to confirmation). The accommodation is arranged over two floors and comprises; hallway, lounge, dining / sitting room, kitchen and cloakroom on the ground floor with four bedrooms and a large family bathroom on the first floor. Having off road car parking, double glazing

(where stated), gas fired central heating, a westerly facing rear garden with side pedestrian access, integral garage and fitted floor coverings throughout. Early internal viewing of this impressive family home is strongly recommended in order to appreciate both the accommodation and location on offer.





**TO FIND THE PROPERTY:** From our office proceed along the Havant Road in a westerly direction taking the third road on the right hand side into Carmarthen Avenue, where No.53 can be found towards the upper end on the left hand side.

**ENTRANCE:** Brick retaining wall with double wrought iron gates to front leading to shingle driveway and garage, central lawned garden with low retaining walls on either side with range of evergreens and bushes, on the right hand side is pedestrian access to rear garden, covered wooden supported porch with original main front door with leadlight panels and matching panels to either side and over leading to:





**HALLWAY:** Balustrade staircase rising to first floor with understairs storage cupboard housing gas and electric meters, central heating control switch, ceiling coving, doors to primary rooms, radiator.

**LOUNGE:** 18'0" into bay window x 12'10" Bay window with leadlight panels overlooking garden, low level panelling under window and to walls, central chimney breast with gas fire (not tested) and paved hearth, built-in dresser unit to one side with cupboards under, double radiator, ceiling coving.

unit, serving hatch to dining room, range of drawer units, space for free standing fridge/freezer, double radiator, glazed panelled door to hallway.

**FIRST FLOOR:** Landing with balustrade, access to loft space, doors to primary rooms, built-in airing cupboard with hot water cylinder, double radiator.

**BEDROOM 1:** 18'0" into bay window x 12'10" Double glazed leadlight window to front aspect, double radiator, infinity ceiling, central chimney breast with built-in wardrobe to one side.



**DINING / SITTING ROOM:** 15'6" x 12'9" Lincrusta style panelling to walls with plate rack over, serving hatch to kitchen, twin double-glazed doors with full height windows to either side leading to rear garden, central carpet with parquet wood flooring surround, brickette surround fireplace with matching hearth and wooden mantle over, double radiator, glazed panelled door to hallway.

**BEDROOM 2:** 15'0" x 12'10" Large double-glazed window to rear aspect overlooking garden, radiator, ceiling coving.

**CLOAKROOM:** Low level w.c., wall mounted wash hand basin, high level window to side aspect.

**BEDROOM 3:** 11'9" x 11'4" measurements taken from approximately 3'10" off floor level with slight eaves to side ceiling restricting headroom, access to loft storage eaves, ceiling spotlights, picture rail, double glazed window to rear aspect overlooking garden, double radiator, built-in louvre doored storage cupboard.



**KITCHEN / BREAKFAST ROOM:** 14'3" x 11'8" Range of matching wall and floor units with roll top work surface, gas cooker point, free standing Worcester boiler supplying domestic hot water and central heating (not tested), ceramic tiled surrounds, washing machine point, double glazed window to side aspect, double glazed door leading to rear garden with window to one side, double drainer sink

**BEDROOM 4:** 11'4" x 7'7" measurements taken from approximately 3'10" off floor level with slight eaves to side ceiling restricting headroom, double glazed window to front aspect with radiator under, picture rail.



**BATHROOM:** Coloured suite comprising; panelled bath with mixer tap and shower attachment, pedestal wash hand basin, close coupled w.c., large double glazed window to side aspect and smaller window to one side, corner shower cubicle with panelled door, double radiator.

**OUTSIDE:** Directly to the rear is a raised crazy paved patio area leading down to primary lawned garden with flowering shrub borders, enclosed by fence panelling on both sides, wooden built garden shed, to the western end is a paved area with summer house (in need of repair), wild flower area.

**GARAGE:** Up and over door.

**AGENTS NOTES:**

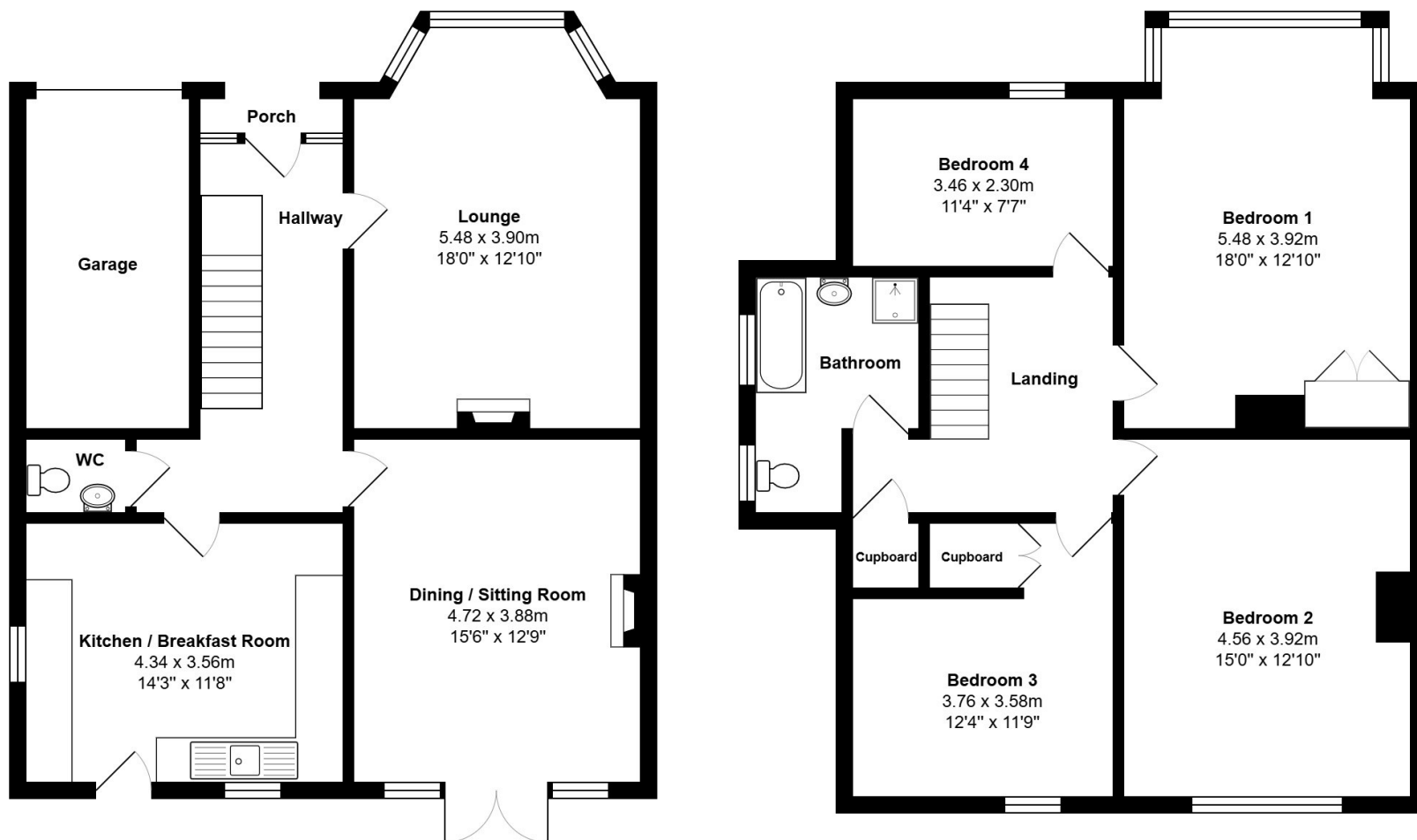
Council Tax Band E - Portsmouth City Council

Broadband – ADSL/FTTC/FTTP [Fibre Checker \(openreach.com\)](https://openreach.com/fibre-checker)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://gov.uk/check-long-term-flood-risk.service.gov.uk))







Total Area: 163.1 m<sup>2</sup> ... 1756 ft<sup>2</sup>

All measurements are approximate and for display purposes only

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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