



16 Carmarthen Avenue, Drayton, Hampshire, PO6 2AQ

TOWN & COUNTRY
SOUTHERN

£650,000 - Freehold



This detached property is situated in what is referred to locally as one of Drayton's most popular tree lined avenues, Carmarthen Avenue is the widest avenue on the 'Welsh' hillslopes. The accommodation is in need of some updating and provides 1851 sq ft of living space arranged over two floors and comprises;

hallway, cloakroom, 32' sitting / dining room, conservatory, kitchen and utility room on the ground floor with four bedrooms, a separate w.c., and bathroom on the first floor. To the front is a driveway with access to the integral garage, side pedestrian access, an easterly facing rear garden, gas fired cen-

tral heating, double glazing close to local amenities, bus routes, the Portsdown Hill recreation ground and being within catchment of both Court Lane & Springfield Schools (subject to confirmation), early internal viewing is strongly recommended in order to appreciate both the potential 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.16 can be found on the right-hand side.

ENTRANCE: Lowered kerb leading to driveway with curved brick walls to either side and front retaining wall, car hardstanding to front of the garage for approximately two cars, to the left hand side is a low retaining wall with shrubs, evergreens and bushes and side pedestrian gate to rear garden and to the right hand side is a greenhouse, to the front of the property is a lawned garden enclosed by manicured hedges, covered porch with original main front door with leadlight central panels and leadlight panels to either side leading to:

HALLWAY: Staircase with balustrade rising to first floor with understairs storage cupboard housing gas and electric meters and cloaks cupboard, picture rail, infinity ceiling, doors to primary rooms, radiator with cover over, door to:



OPEN PLAN SITTING / DINING ROOM: 32'8" x 13'3"

Sitting Room: Large double glazed bay windows to front aspect with leadlight stained glass upper panels and radiator under, double glazed window to side aspect, tiled surround chimney breast with matching hearth and gas fire (not tested), infinity ceiling, picture rail.

Dining Room: Double glazed window to side aspect with radiator under, central chimney breast with wood surround fireplace, serving hatch to kitchen, infinity ceiling, picture rail, twin glazed door with full height windows to either side leading to:

CONSERVATORY / LEAN TO: 15'2" x 4'9" Central twin double glazed doors with full height windows to either side, polycarbonate glazed roof.

CLOAKROOM: Recess with sink unit, tiled inlay, small window to side aspect, low level w.c.

KITCHEN / BREAKFAST ROOM: 14'8" x 9'10" Range of wall and floor units, twin drainer sink unit with central bowl, double glazed window to rear aspect overlooking garden, washing machine point, door to utility room, windows to side aspect, space for free standing fridge/freezer, recessed shelving, free standing Ideal Mexico boiler supplying domestic hot water and central heating (not tested), gas cooker point, serving hatch to dining room, fluorescent tube lighting.

UTILITY ROOM: 7'2" x 6'9" measurements taken from approximately 4'0" off floor level with eaves to rear ceiling restricting headroom, double glazed window to side aspect, double glazed door to rear garden.

FIRST FLOOR: Split level landing with steps leading up to primary landing, doors to primary rooms, built-in storage cupboard with deep shelving, access to loft space via extendable ladder.

BATHROOM: Pink suite comprising: panelled bath with mixer tap and shower attachment, rail and curtain over, pedestal wash hand basin with mirror and light over, single glazed frosted window to side aspect, built-in cupboard housing hot water cylinder, radiator, ceramic tiled surrounds.

CLOAKROOM: Ceramic tiled surrounds to half wall level, low level w.c., window to side aspect.

BEDROOM 4: 14'8" x 9'11" Built-in double doored storage cupboard with range of shelving and storage cupboard over, sliding doored built-in wardrobe to one wall with hanging space and shelving, double glazed window to rear aspect overlooking garden with radiator under.

BEDROOM 2: 14'10" x 13'2" Feature double glazed corner window with views at an angle towards Langstone Harbour and Hayling Island in the distance, window overlooking rear garden, radiator, infinity ceiling, picture rail.

BEDROOM 1: 17'6" x 13'2" Double glazed windows to front aspect with leadlight top openers, double glazed window to side aspect, radiator, built-in wardrobe to one side of chimney breast with storage cupboard over, infinity ceiling, picture rail.

BEDROOM 3: 14'8" x 7'9" Feature double glazed bay window to front aspect with leadlight top openers, deep sill and radiator under, picture rail, built-in corner storage cupboard with shelving.

INTEGRAL GARAGE: 15'9" x 7'7" Up and over door, side pedestrian door, fluorescent tube lighting, windows to side aspect.

OUTSIDE: To the rear is concrete pathway leading to conservatory/lean to stepping down to lawned garden, the garden is enclosed on one side with fence panelling and mature hedge to the other, flowerbeds with range of shrubs, evergreens and bushes, step and pathway leading up to deep hedge backing onto Lampeter Avenue, raised plinth with wooden built garden shed.

AGENTS NOTES:

[Council Tax Band F - Portsmouth City Council](#)

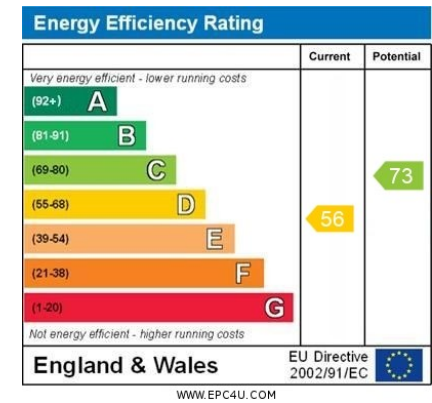
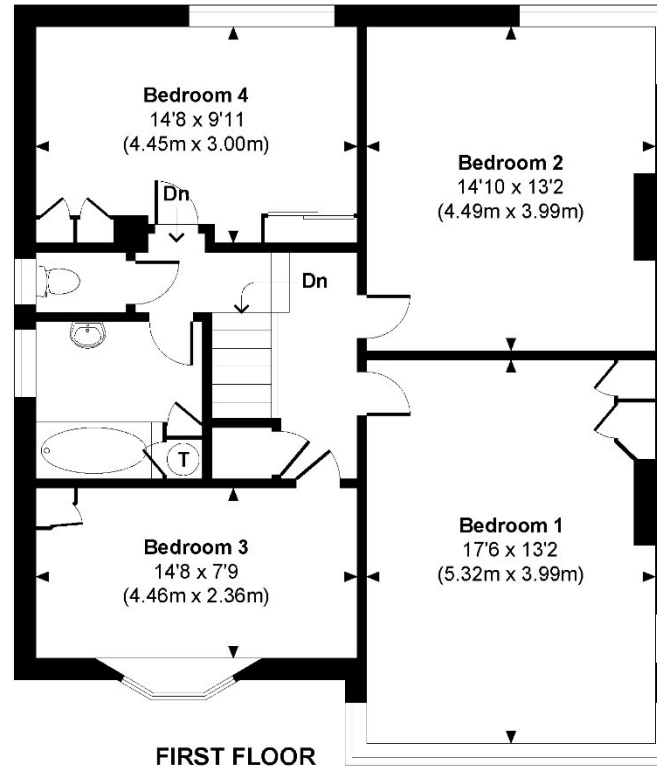
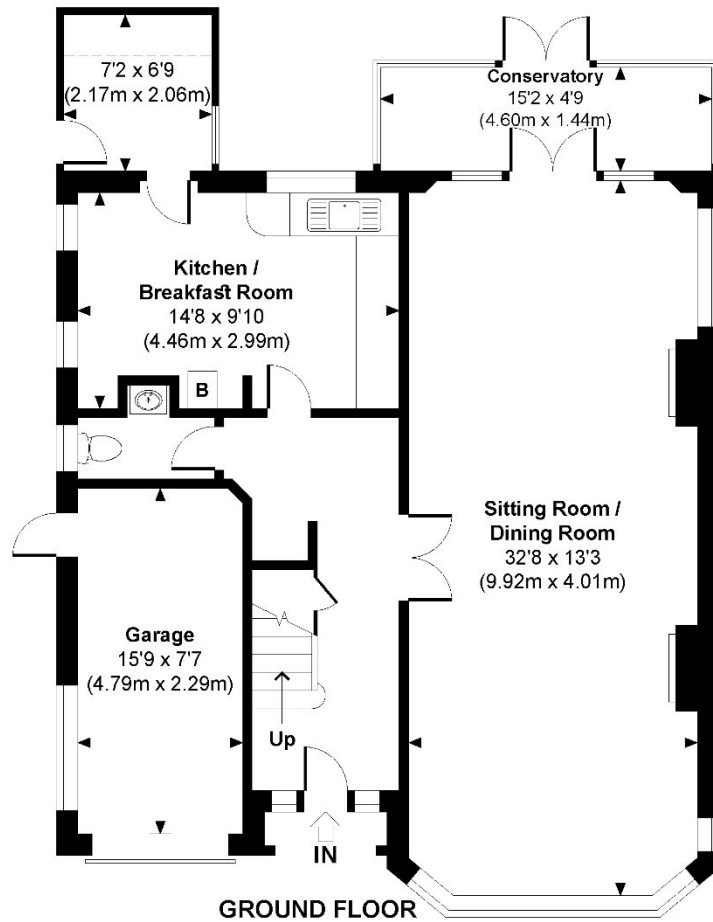
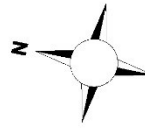
Broadband – ADSL/FTTC [Fibre Checker \(openreach.com\)](#)

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



Carmarthen Avenue

Approximate Gross Internal Area
Main House = 1733 Sq Ft / 161.01 Sq M
Garage = 118 Sq Ft / 10.95 Sq M
Total = 1851 Sq Ft / 171.96 Sq M
Includes areas with restricted room height.



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This plan is for illustrative purposes only and is not to scale. If specified, the Gross Internal Area (GIA), dimensions, North point orientation and the size and placement of features are approximate and should not be relied on as a statement of fact. No guarantee is given for the GIA and no responsibility is taken for any error, omission or misrepresentation.

Indicates restricted room height less than 1.5m.

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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