



£450,000
16 Augustine Road
Portsmouth, PO6 1HY

PROPERTY SUMMARY

We are delighted to offer for sale this spacious three bedroom semi-detached home situated in the sought after location of Augustine Road, Drayton. The accommodation was fully refurbished in 2019 which includes a full rewire, new plumbing and re-plaster and comprises; entrance hall, lounge, open plan kitchen / diner, utility room and shower room to the ground floor with two double bedrooms and a family bathroom to the first floor. There is a third double bedroom on the second floor which boast far reaching views across Portsmouth and The Solent. Other benefits include a large east facing rear garden, off road parking, a modern fitted kitchen, gas central heating, double glazing and is set within the Solent and Springfield school catchment. An internal viewing is highly recommended to fully appreciate what this home has to offer.





PORCH

ENTRANCE HALL 10' 11" x 5' 8" (3.33m x 1.73m)

LOUNGE 13' 9" x 10' 4" (4.19m x 3.15m) Benefitting from a log burner.

KITCHEN 11' 11" x 10' 4" (3.63m x 3.15m)

DINING AREA 11' 9" x 11' 11" (3.58m x 3.63m)

UTILITY ROOM 6' 4" x 5' 7" (1.93m x 1.7m)

SHOWER ROOM 5' 7" x 3' 10" (1.7m x 1.17m)

LANDING

BEDROOM ONE 13' 4" x 10' 10" (4.06m x 3.3m)

BEDROOM TWO 12' 9" x 10' 2" (3.89m x 3.1m)

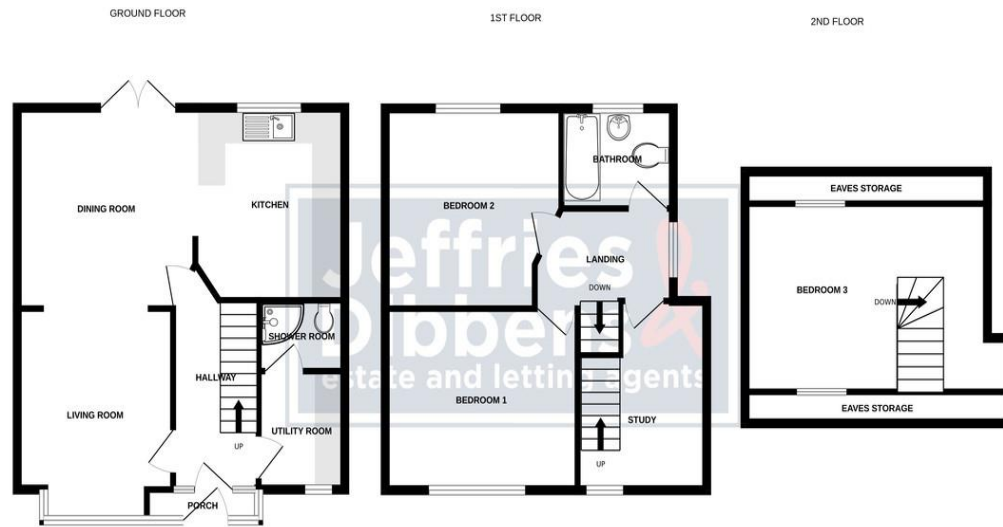
BATHROOM

STUDY 10' 1" x 5' 10" (3.07m x 1.78m)

LANDING

BEDROOM THREE 17' 11" x 13' 0" (5.46m x 3.96m)

GARDEN



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E		
21-38	F	35 F	
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries
Dibbens &**
estate and letting agents

OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire, PO6
2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk