



£500,000
31 Brecon Avenue
Drayton, PO6 2AN

NO FORWARD CHAIN! We are delighted to welcome to the sales market this charming four bedroom semi-detached family home located in the ever popular 'Welsh Avenues'. The property is located in Brecon Avenue and is within the catchment for Court Lane and Springfield School and is within easy access of local shops, bus routes, Cosham High Street, motorway links and many other amenities. The accommodation comprises; entrance hall, dining room, spacious lounge, kitchen and WC to the ground floor. On the first floor you will find four bedrooms and a shower room. Additional benefits include an integral garage, off road parking, mature and well maintained front and rear gardens and gas central heating. A viewing is highly recommended to appreciate not only the property but the location on offer.

4 

1 

2 





ENTRANCE HALL 9' 1" x 6' 2" (2.77m x 1.88m)

DINING ROOM 15' 7" x 12' 5" (4.75m x 3.78m)

LOUNGE 15' 10" x 14' 9" (4.83m x 4.5m)

KITCHEN 11' 5" x 7' 11" (3.48m x 2.41m)

WC 3' 2" x 2' 4" (0.97m x 0.71m)

BEDROOM ONE 12' 5" x 12' 0" (3.78m x 3.66m)

BEDROOM TWO 12' 5" x 11' 5" (3.78m x 3.48m)

BEDROOM THREE 11' 11" x 7' 8" (3.63m x 2.34m)

BEDROOM FOUR 11' 6" x 7' 9" (3.51m x 2.36m)

SHOWER ROOM 8' 2" x 6' 1" (2.49m x 1.85m)

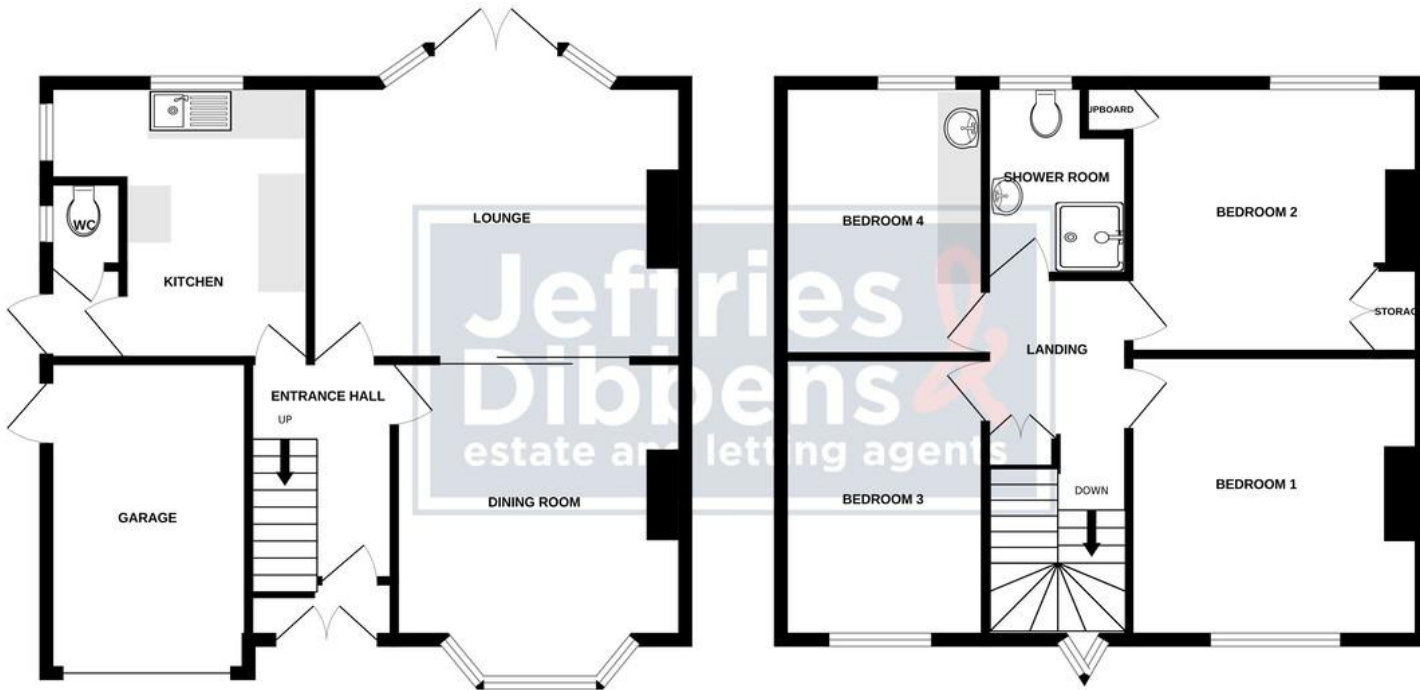
GARDEN

GARAGE



GROUND FLOOR

1ST FLOOR



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 E

VIEWINGS
By prior appointment only

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



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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