

OFFERS IN EXCESS OF

£450,000

6 Lendorber Avenue

Drayton, PO6 2JY

We are delighted to welcome to the sales market this well presented extended three bedroom semi-detached family home situated in the sought after cul-de-sac of Lendorber Avenue. The property is located within the catchment for Court Lane and Springfield Schools and is a short distance from local shops, bus routes, recreation grounds, Cosham Railway Station, QA Hospital, motorway links and many other amenities. The accommodation comprises; porch, entrance hall, 14' lounge, WC, sitting room and a stunning open plan kitchen/diner to the ground floor. On the first floor you will find three bedrooms and a family bathroom with a partially converted loft room. Additional benefits to the property include well maintained front and rear gardens, off road parking, potential to extend/convert (subject to the relevant permissions), gas central heating and double glazing. A viewing is highly recommended and can be arranged via Jeffries and Dibbens.

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ENTRANCE HALL 17' 8" x 5' 6" (5.38m x 1.68m)

LOUNGE 14' 0" x 11' 9" (4.27m x 3.58m)

SITTING/DINING ROOM 11' 9" x 10' 10" (3.58m x 3.3m)

KITCHEN/DINER 18' 3" x 17' 9" (5.56m x 5.41m)

WC 3' 8" x 3' 5" (1.12m x 1.04m)

LANDING

BEDROOM ONE 14' 0" x 11' 1" (4.27m x 3.38m)

BEDROOM TWO 11' 9" x 11' 1" (3.58m x 3.38m)

BEDROOM THREE 8' 6" x 6' 8" (2.59m x 2.03m)

BATHROOM 6' 8" x 5' 8" (2.03m x 1.73m)

LOFT ROOM 16' 9" x 11' 1" (5.11m x 3.38m)

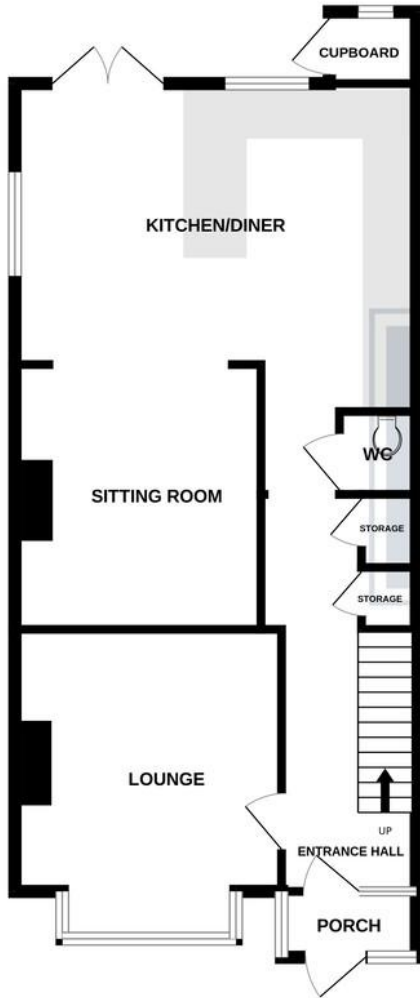
GARDEN



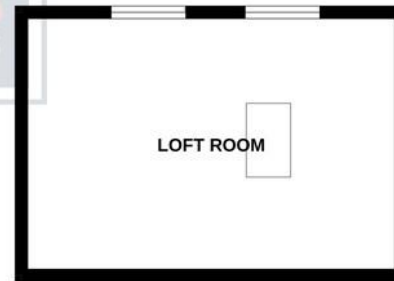
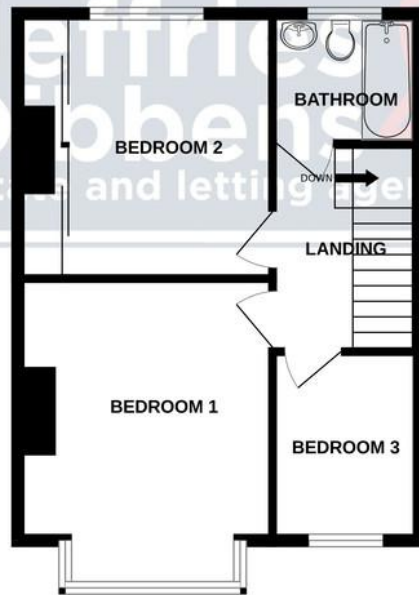
GROUND FLOOR

1ST FLOOR

2ND 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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	63 D	
39-54	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.