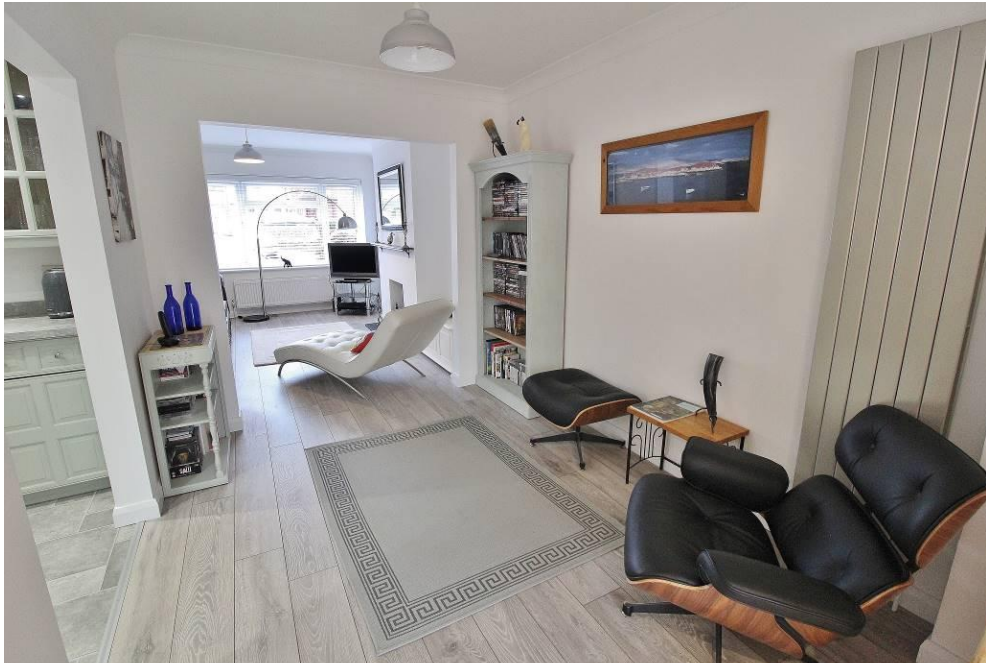




**£375,000**  
**13 Aldsworth Gardens**  
Drayton, PO6 1QS

NO FORWARD CHAIN! We are delighted to welcome to the sales market this well presented semi-detached family home located in the sought after area of Aldsworth Gardens, Drayton. This three bedroom property has been extensively renovated in recent years including new windows, rewiring, shower room, kitchen, flooring and many more. The property comprises; porch, entrance hall, open plan lounge/sitting room, modern fitted kitchen, dining room and utility room/cloakroom to the ground floor. On the first floor you will find three bedrooms a shower room and airing cupboard housing a new combination 'Valliant' boiler. Additional benefits include off road parking, south facing garden, gas central heating and a hard stand providing potential for additional parking or outbuilding. A viewing is highly recommended to appreciate what this property has to offer.





## PORCH

## ENTRANCE HALL

**LOUNGE/SITTING ROOM** 25' 2" x 10' 4" (7.67m x 3.15m)

**KITCHEN** 10' 3" x 7' 10" (3.12m x 2.39m)

**DINING AREA** 9' 7" x 7' 5" (2.92m x 2.26m)

**UTILITY ROOM/CLOAKROOM** 6' 2" x 4' 8" (1.88m x 1.42m)

## LANDING

**BEDROOM ONE** 12' 3" x 10' (3.73m x 3.05m)

**BEDROOM TWO** 11' 10" x 9' (3.61m x 2.74m)

**BEDROOM THREE** 9' 7" x 6' 5" (2.92m x 1.96m)

**SHOWER ROOM** 7' 4" x 5' 6" (2.24m x 1.68m)

## GARDEN

## HARDSTAND/PARKING



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 C

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Dibbens**  
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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