

**£500,000**  
**22 Mansvid Avenue**  
Drayton, PO6 2LX



## PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented four bedroom end terrace home situated in the sought after location on Mansvid Avenue, Drayton. The property has been extended and enhanced by the current owners and offers two reception rooms, open plan kitchen and dining area to the ground floor. Ascending the stairs to the first floor you will find two double bedrooms, a family bathroom and a home office with a further two bedrooms and additional shower room located to the second floor. Externally there is a well maintained south facing rear garden with access to the garage and a driveway. To arrange your viewing contact our Drayton Office today!

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**FRONT** Off road parking, up and over door to garage, front door to property.

**HALLWAY**

**RECEPTION ROOM** 14' 9" x 12' 8" (4.5m x 3.86m)

**SECOND RECEPTION ROOM** 12' 3" x 11' 1" (3.73m x 3.38m)

**L SHAPE KITCHEN/DINER** 18' 9 max" x 18' 8 max" (5.72m x 5.69m)

**FIRST FLOOR LANDING**

**BEDROOM ONE** 15' 2" x 9' 8" (4.62m x 2.95m)

**BEDROOM TWO** 12' 3" x 11' 2" (3.73m x 3.4m)

**BATHROOM**

**OFFICE** 6' 7" x 5' 7" (2.01m x 1.7m)

**SECOND FLOOR LANDING**

**SHOWER ROOM**

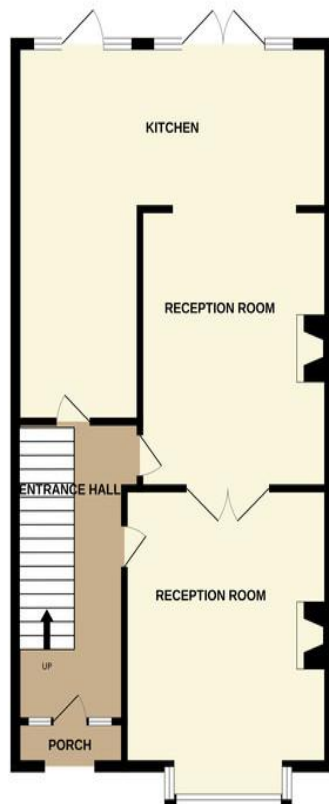
**BEDROOM THREE** 12' 7" x 9' 4" (3.84m x 2.84m)

**BEDROOM FOUR** 15' 8" x 8' 6" (4.78m x 2.59m)

**REAR GARDEN**

**GARAGE** 22' 3" x 8' 1" (6.78m x 2.46m) Pow er and lighting.

GROUND FLOOR



1ST FLOOR



2ND FLOOR

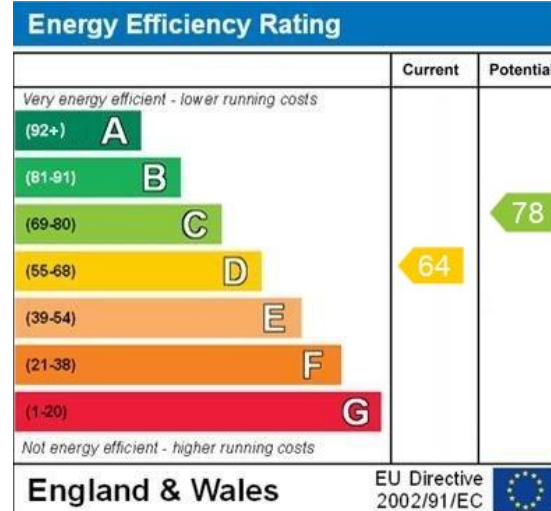


**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



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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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