

£525,000
2 Padwick Avenue
Drayton, PO6 2JL

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN you will find this spacious three bedroom semi detached property situated in the cul de sac location of Padwick Avenue, Drayton. The accommodation consists of a lounge, a dining room, a conservatory, a kitchen and a downstairs WC. Ascending the stairs to the first floor you will find three good size bedrooms and a family bathroom. Externally the property boasts a nice size rear garden a garage and off road parking. To arrange your viewing contact our Drayton Office today!





PORCH

ENTRANCE HALL

LOUNGE 17' 4" into bay x 13' 9" (5.28m into bay x 4.19m)

DINING ROOM 14' 3" x 12' 6" (4.34m x 3.81m)

CONSERVATORY 13' 3" x 5' 7" (4.04m x 1.7m)

KITCHEN 9' 5" x 9' 3" (2.87m x 2.82m)

REAR LOBBY

WC

BOILER CUPBOARD

FIRST FLOOR LANDING

BATHROOM

BEDROOM ONE 13' 9" x 11' 9" to front of wardrobes (4.19m x 3.58m to front of wardrobes)

BEDROOM TWO 12' 5" x 11' 9" to front of wardrobes (3.78m x 3.58m to front of wardrobes)

BEDROOM THREE 9' 4" x 8' 8" (2.84m x 2.64m)

REAR GARDEN

GARAGE 14' 8" x 7' 5" (4.47m x 2.26m) Power and lighting.

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		82
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

**Jeffries
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