

£425,000

14 Invergordon Avenue

Drayton, PO6 2HS

PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented three bedroom extended family home located in Invergordon Avenue, Drayton. The property has been modernised and enhanced by the current owners and consists of a lounge, an open plan kitchen/diner complete with an island and bi-folding doors opening onto the rear garden and a downstairs WC. To the first floor you will find three bedrooms and a modern fitted family bathroom. The rear garden of the property is a particular selling point benefitting from a private west facing aspect. Other benefits include off road parking and a garage as well as being positioned within the Springfield and Court Lane school catchments. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking.

ENTRANCE HALL

WC

LOUNGE 16' 2" into bay x 10' 7" (4.93m into bay x 3.23m)

KITCHEN/DINER 26' 9" max x 13' 9" max (8.15m max x 4.19m max)

FIRST FLOOR LANDING

BEDROOM ONE 14' 4" x 10' 1" (4.37m x 3.07m)

BEDROOM TWO 11' 9" x 9' 9" (3.58m x 2.97m)

BEDROOM THREE 7' 8" x 6' 3" (2.34m x 1.91m)

BATHROOM 8' 2" x 6' 4" (2.49m x 1.93m)

OUTSIDE

REAR GARDEN West facing, patio and lawn areas, rear access.

GARAGE 15' x 8' 5" (4.57m x 2.57m)



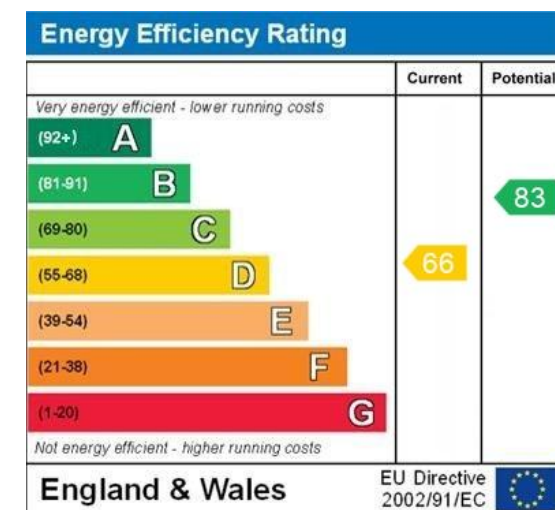
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



**Jeffries
Dibbens**
estate and letting agents

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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