

OFFERS OVER  
**£400,000**  
**25 Mansvid Avenue**  
Drayton, PO6 2LX



## PROPERTY SUMMARY

We are delighted to introduce to the market this beautifully presented four-bedroom family home, situated in the sought-after Mansvid Avenue just a short stroll from local infant, junior, and secondary schools. The ground floor offers a welcoming lounge and a modern fitted kitchen-diner, perfect for family living. As you ascend to the first floor, you'll find three well-proportioned bedrooms and a family bathroom, while the second floor boasts a spacious fourth bedroom. Externally, the property features a well-maintained rear garden, providing access to a garage with a convenient parking space in front. Additional parking is also available at the front of the property. To arrange your viewing, contact our Drayton Office today!





**FRONT** Off road parking.

**PORCH**

**ENTRANCE HALL**

**LOUNGE** 15' 1" x 12' 3" (4.6m x 3.73m)

**KITCHEN/DINER** 19' 3" x 13' 9" (5.87m x 4.19m)

**WC**

**FIRST FLOOR LANDING**

**BEDROOM TWO** 15' 8" x 11' 1" (4.78m x 3.38m)

**BEDROOM THREE** 13' 7 into bay" x 11' 4" (4.14m x 3.45m)

**BEDROOM FOUR** 8' 8" x 7' 11" (2.64m x 2.41m)

**BATHROOM** 7' 5" x 7' 1" (2.26m x 2.16m)

**SECOND FLOOR LANDING**

**MASTER BEDROOM** 18' 3" x 14' 2" (5.56m x 4.32m)

**OUTSIDE**

**REAR GARDEN**

**STORE ROOM** 6' 10" x 2' 10" (2.08m x 0.86m)

**GARAGE/WORKSHOP** 16' 3" x 7' 10" (4.95m x 2.39m)





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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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