

OFFERS IN EXCESS OF

£445,000

4 Woolner Avenue

Portsmouth, PO6 2JZ

PROPERTY SUMMARY

We are delighted to offer this substantial three-bedroom semi-detached home, nestled in the sought-after cul-de-sac of Woolner Avenue. This impressive property boasts a spacious lounge, a well-appointed kitchen, and a bright dining room with bi-folding doors that open onto the rear garden. Additionally, there is a family room and a convenient downstairs WC. Upstairs, you'll find three generously sized double bedrooms and a modern bathroom, making it an ideal home for a growing family. Externally, the property benefits from a good size west-facing garden, with both patio and lawn areas. A garden gate provides easy access to the shared driveway and garage. To secure your viewing, contact our Drayton Office today!





FRONT Shared driveway providing access to a garage, front garden and front door to porch.

PORCH

HALLWAY

LOUNGE 14' 4 max" x 13' 9" (4.37m x 4.19m)

KITCHEN 11' 2" x 10' 5" (3.4m x 3.18m)

WC

DINING ROOM 13' 9 max" x 13' 8" (4.19m x 4.17m)

FAMILY ROOM 14' 6" x 6' 4" (4.42m x 1.93m)

LANDING

BEDROOM ONE 15' 3 max" x 11' 8 to front of wardrobes" (4.65m x 3.56m)

BEDROOM TWO 13' 8" x 11' 8" (4.17m x 3.56m)

BEDROOM THREE 10' 7" x 9' 9" (3.23m x 2.97m)

BATHROOM

REAR GARDEN Partly laid to patio and lawn with mature shrubs and bushes, gate providing access to shared driveway.

Total Floor Area – 106 square meters



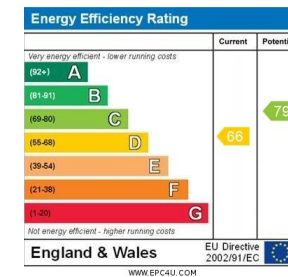
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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

**Jeffries
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