

£325,000
24 Racton Avenue
Portsmouth, PO6 2HH

PROPERTY SUMMARY

Nestled in the quiet residential location of Racton Avenue, Drayton and offered with no forward chain, you will find this modern three bedroom family home. The property has been modernised and enhanced by the current owners to now offer a spacious lounge, open plan kitchen/breakfast area complete with an island, three bedrooms and a beautiful family bathroom. Externally the property boasts low maintenance front and rear gardens and a garage located in a block near by. To arrange your viewing contact our Drayton Office today!





FRONT

HALLWAY

LOUNGE 15' 6" x 10' 3" (4.72m x 3.12m)

KITCHEN/BREAKFAST ROOM 16' 9" x 11' 1" (5.11m x 3.38m)

LANDING

BEDROOM ONE 11' 7" x 10' 2" (3.53m x 3.1m)

BEDROOM TWO 12' 8" x 8' 8" (3.86m x 2.64m)

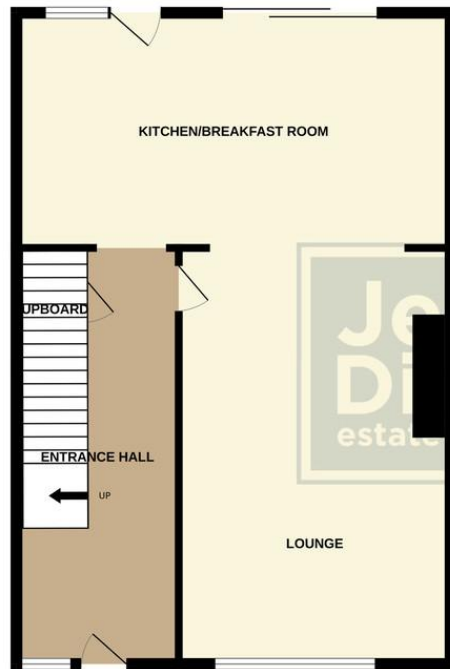
BEDROOM THREE 8' 7" x 6' 5" (2.62m x 1.96m)

FAMILY BATHROOM

REAR GARDEN

GARAGE Located in a block

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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	90 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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