

**£489,950**  
**14 Brecon Avenue**  
Drayton, PO6 2AW



NO FORWARD CHAIN! We are delighted to welcome to the sales market this charming three bedroom semi-detached family home located in the ever popular 'Welsh Avenues'. The property is located in Brecon Avenue and is within the catchment for Court Lane and Springfield Schools. The property is within easy access of local shops, bus routes, Cosham High Street, motorway links and many other amenities. The accommodation comprises; entrance hall, living room, a spacious family room & split level dining room with patio doors leading out to the garden. Galley style kitchen with utility and WC at the rear. On the first floor you will find three bedrooms with stunning views and a spacious bathroom. Additional benefits include a garage, off road parking, mature and well maintained front and rear gardens. A viewing is highly recommended to appreciate not only the property but the location on offer.







#### **HALLWAY**

**LIVING ROOM** 14' 9" x 13' 5" (4.5m x 4.09m)

**FAMILY ROOM** 14' 5" x 12' 7" (4.39m x 3.84m)

**DINING ROOM** 13' 1" x 11' 2" (3.99m x 3.4m)

**KITCHEN** 17' 1" x 7' 6" (5.21m x 2.29m)

**WC** 5' 7" x 4' 8" (1.7m x 1.42m)

#### **LANDING**

**MASTER BEDROOM** 14' 3" x 14' 1" (4.34m x 4.29m)

**BEDROOM 2** 14' 3" x 10' 7" (4.34m x 3.23m)

**BEDROOM 3** 10' 8" x 9' 7" (3.25m x 2.92m)

**BATHROOM** 7' 1" x 6' 9" (2.16m x 2.06m)

**GARAGE** 19' 0" x 7' 9" (5.79m x 2.36m)

#### **REAR GARDEN**

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 D

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	61 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  
Dibbens**  
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