

**£269,995**  
**38 Dryden Avenue**  
Poets Corner, PO6 4PP



## PROPERTY SUMMARY

We are delighted to bring to the market this WELL PRESENTED three bedroom mid terrace house in the quiet family friendly location of Poets Corner. Inside, the property benefits from having double glazing & gas central heating throughout. There is a SPACIOUS SITTING/DINING ROOM and good size kitchen. Upstairs there are three bedrooms and a family bathroom. Outside, the rear garden is laid to lawn with a brick store and side secure access. Please call our Portchester Office to arrange a viewing.





## FRONT

**LIVING/DINING ROOM** 14' 0" x 11' 5" (4.27m x 3.48m)

**KITCHEN** 14' 9" x 9' 1" (4.5m x 2.77m)

## LANDING

**BEDROOM 1** 14' 0" x 10' 5" (4.27m x 3.18m)

**BEDROOM 2** 10' 08" x 7' 6" (3.25m x 2.29m)

**BEDROOM 3** 9' 11" x 6' 11" (3.02m x 2.11m)

**BATHROOM** 7' 7" x 5' 2" (2.31m x 1.57m)

## W.C

## REAR GARDEN



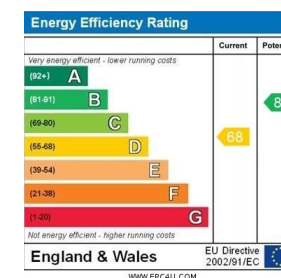
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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

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