



OFFERS IN EXCESS OF
£565,000
8 Merthyr Avenue
Portsmouth, PO6 2AS

PROPERTY SUMMARY

Positioned in the sought after elevated location of Merthyr Avenue, Drayton you will find this spacious four bedroom semi detached house. The property is located only a short walk to the local Drayton shops, restaurants and bus links and within easy access of local schools. Consisting of a large lounge, an open plan kitchen/diner and a downstairs WC with space for utilities. Ascending the stairs to the second floor you will find four bedrooms, a shower room as well as a separate bathroom. Accessed via a pulldown ladder there is also a loft room with "Velux" windows, power and lighting. Other benefits include off road parking, double glazing and a mature rear garden with a private aspect. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking located to the front of the property with access to a garage, front door to porch.

PORCH

HALLWAY

LOUNGE 17' 0" x 11' 6" (5.18m x 3.51m)

KITCHEN/DINER 18' 3 max" x 17' 9 max" (5.56m x 5.41m)

WC Space for washing machine and tumble dryer.

LANDING

BEDROOM ONE 11' 10" x 11' 00" (3.61m x 3.35m)

BEDROOM TWO 12' 0" x 11' 6" (3.66m x 3.51m)

BEDROOM THREE 14' 2" x 6' 9" (4.32m x 2.06m)

BEDROOM FOUR 8' 10" x 7' 4" (2.69m x 2.24m)

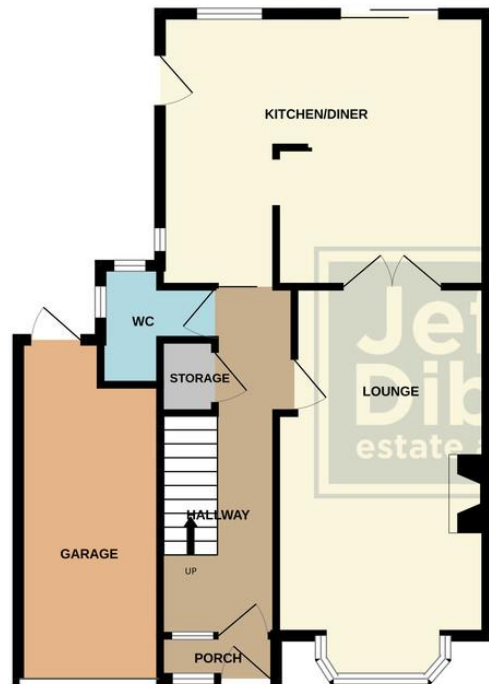
BATHROOM 6' 11" x 6' 3" (2.11m x 1.91m)

SHOWER ROOM 6' 9" x 6' 6" (2.06m x 1.98m)

REAR GARDEN

GARAGE Up and over door to garage, door to rear garden, power and lighting.

GROUND FLOOR



1ST FLOOR



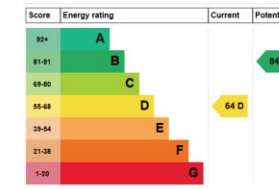
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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