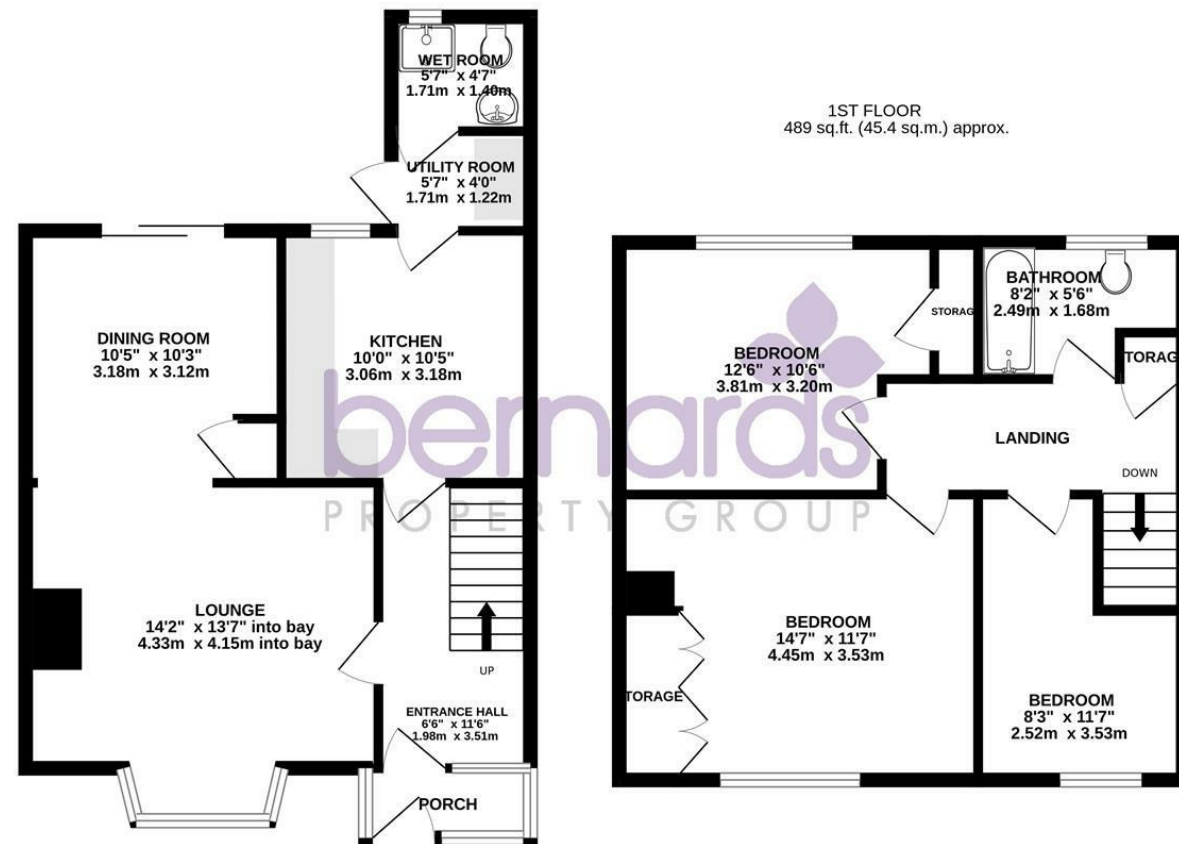
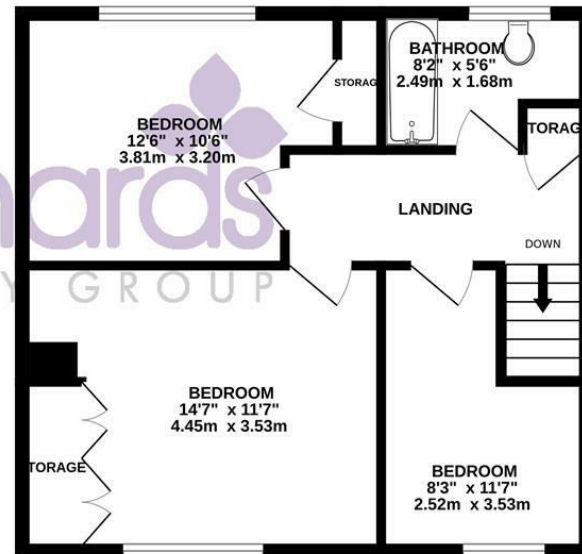


GROUND FLOOR
513 sq.ft. (47.7 sq.m.) approx.

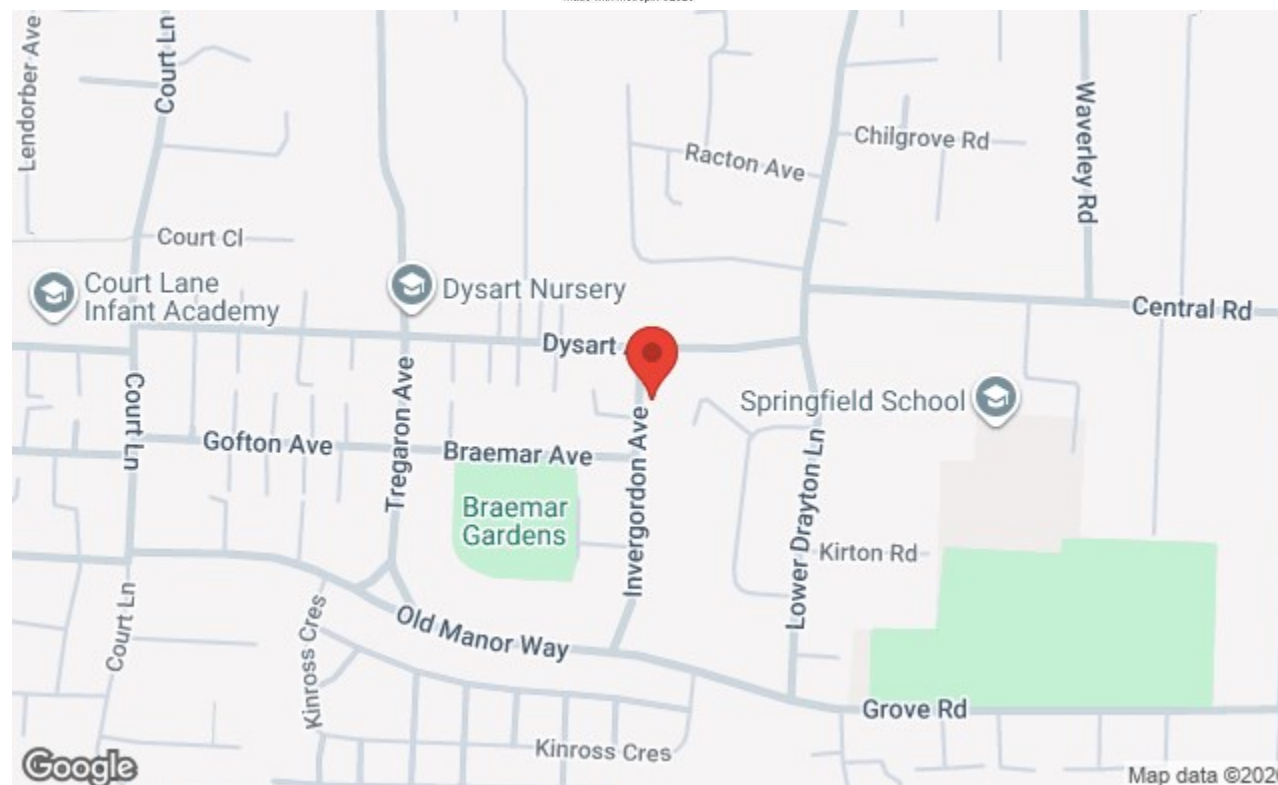


1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1002 sq.ft. (93.1 sq.m.) approx.

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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



FOR SALE

Asking Price £325,000

Invergordon Avenue, Portsmouth PO6 2HS

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ SOUGHT AFTER DRAYTON LOCATION
- ❖ EAST FACING REAR GARDEN
- ❖ TWO RECEPTION ROOMS
- ❖ DOWNSTAIRS WET ROOM
- ❖ UPSTAIRS BATHROOM
- ❖ GOOD SCHOOL CATCHMENT
- ❖ CIRCA 1000 SQFT OF LIVING SPACE
- ❖ EPC- D

Welcome to this charming mid-terrace house located on Invergordon Avenue in the desirable area of Drayton, Portsmouth. This delightful property, built in 1950, offers a generous living space of 1,002 square feet, making it an ideal family home.

As you enter, you will find two spacious reception rooms that provide ample space for relaxation and entertaining. The layout is both practical and inviting, perfect for family gatherings or quiet evenings in. The property boasts three well-proportioned bedrooms, ensuring plenty of room for everyone. Additionally, there are two bathrooms, which is a significant advantage for busy households.

One of the standout features of this home is

the east-facing rear garden, which allows for plenty of natural light throughout the day. This outdoor space is perfect for enjoying morning coffee or hosting summer barbecues. The property also includes a utility room, adding to the convenience of daily living.

Situated in a sought-after location, this home benefits from a good school catchment area, making it an excellent choice for families. With no forward chain, this property is ready for you to move in and make it your own.

In summary, this mid-terrace house on Invergordon Avenue presents a wonderful opportunity for those seeking a comfortable and well-located family home in Portsmouth. Don't miss your chance to view this lovely property.

Call today to arrange a viewing

02392 728 091

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PROPERTY INFORMATION

LOUNGE
14'2" x 13'7" (4.33 x 4.15)

DINING ROOM
10'5" x 10'2" (3.18 x 3.12)

KITCHEN
10'0" x 10'5" (3.06 x 3.18)

UTILITY ROOM
5'7" x 4'0" (1.71 x 1.22)

WET ROOM
5'7" x 4'7" (1.71 x 1.40)

BEDROOM ONE
14'7" x 11'6" (4.45 x 3.53)

BEDROOM TWO
12'5" x 10'5" (3.81 x 3.20)

BEDROOM THREE
8'3" x 11'6" (2.52 x 3.53)

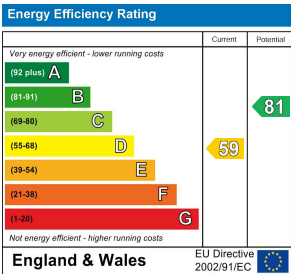
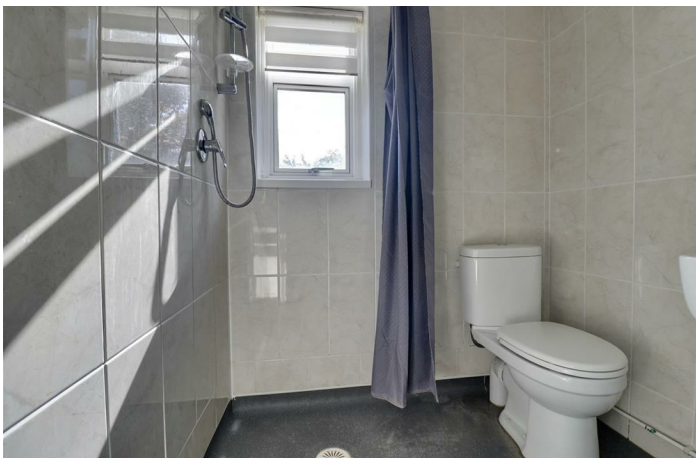
BATHROOM
8'2" x 5'6" (2.49 x 1.68)

ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR/ CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

FREEHOLD
Freehold



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