



TOTAL FLOOR AREA : 1181 sq ft (109.8 sq m) approx.

While 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.

Made with Intertops F2025

Energy performance certificate (EPC)

37 Buttery Drive PORTSMOUTH PO6 1DL	Energy rating C	Valid until 26 August 2034
Property type End-terrace house		Certificate number 9434-0829-4490-0461-0202
Total floor area 90 square metres		

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Wainwright Estates
10 The Precinct, London Road
Waterlooville, Hampshire PO7 7DT

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37 Butterfly Drive

Paulsgrove, Portsmouth PO6 4DL

Price: £300,000

DESCRIPTION

FOUR bedroom EXTENDED end of terraced house with DETACHED 24' GARAGE and offered with NO FORWARD CHAIN!! This spacious property is located at the end of a quiet cul-de-sac and within easy reach to the local shops, bus routes and QA Hospital. Internally, the property comprises to the ground floor of a spacious lounge, handy WC and a modern fitted kitchen with integrated dishwasher, wine fridge and space for a fridge/freezer and washing machine. The kitchen opens onto the dining area and family room which overlooks the rear garden, this a great social space for the family to gather. Upstairs you will find bedroom one with a range of fitted furniture, two further bedrooms and a fourth single bedroom/office, there's also a modern fitted shower room. Outside, being situated on a corner plot you benefit from a generous rear garden, side patio, front garden and this property also has the added bonus of a detached 24' garage with storage above. Additional benefits include double glazing, gas central heating and no forward chain, enabling a potentially quick and easy sale. Internal viewing highly recommended.

ACCOMMODATION

ENTRANCE HALL

WC

LOUNGE: 17' 7" x 10' 2" (narrowing to 8'0") (5.36m x 3.10m)

KITCHEN: 9' 8" x 7' 3" (2.94m x 2.21m)

DINING AREA: 10' 4" x 7' 5" (3.15m x 2.26m)

Open Plan to:-

FAMILY ROOM: 16' 8" x 8' 3" (5.08m x 2.51m)

FIRST FLOOR

BEDROOM 1: 10' 3" x 10' 1" (3.12m x 3.07m)



Range of fitted bedroom furniture.

BEDROOM 2: 11' 3" x 7' 5" narrowing to 5'4" (3.43m x 2.26m)

BEDROOM 3: 7' 7" x 7' 4" (2.31m x 2.23m)

BEDROOM 4: 7' 5" x 6' 2" (2.26m x 1.88m)

SHOWER ROOM: 7' 9" x 4' 4" (2.36m x 1.32m)

OUTSIDE

REAR, FRONT & SIDE GARDEN

DETACHED GARAGE 24' 5" x 9' 3" (7.44m x 2.82m)

With storage above.

