



1 Pangbourne Avenue, Drayton, Hampshire, PO6 2NT

TOWN & COUNTRY
SOUTHERN

- £367,000 Freehold
- 3 Bedroom Extended Family Home
- Downstairs Cloakroom
- Open Plan Kitchen / Family / Dining Room
- No Forward Chain
- Viewing Essential

An end of terrace family home located in a popular residential area of Cosham within the catchment of Court Lane and Springfield Schools (subject to confirmation) and within easy access to local shopping amenities, bus routes, recreation grounds and commutable road and rail links. The extended accommodation comprises; hallway, living room, dining room/family room, fitted kitchen/breakfast room and cloakroom on the ground floor with three bedrooms and family bathroom on the first floor. Offered with no forward chain, gas fired central heating, double glazing and an enclosed rear garden, early internal viewing is strongly recommended to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: From our office, proceed along Havant Road in a westerly direction, taking the third road on the left hand side into Court Lane, take the last turning on the left hand side into Pangbourne Avenue where No.1 can be found a short distance along on the left hand side.



ENTRANCE: Forecourt to front of property, pathway to side of house with gate to rear garden, open porch with original main front door with leadlight panels and matching panels to either side and over leading to:

HALLWAY: Balustrade staircase rising to first floor with understairs storage cupboard housing meters, laminate flooring, panelled doors to primary rooms.

CLOAKROOM: Low level w.c. with concealed cistern, corner wash basin, wall mounted Vaillant gas boiler supplying domestic hot water and central heating (not tested).

LIVING ROOM: 14'5" x 12'6" into bay window. Double glazed bay window to front aspect, radiator, picture rail.

OPEN PLAN DINING/ FAMILY ROOM:

DINING AREA: 14'5" x 10'2" Double radiator, laminate flooring, doorway to kitchen, leading to:

FAMILY ROOM: 11'2" x 9'5" Double glazed window and patio doors leading to rear garden, polycarbonate glazed roof, two radiators, matching flooring, opening to:

KITCHEN/BREAKFAST ROOM: 13'8" x 10'6" Comprehensive range of wall and floor units, inset single drainer sink with mixer tap, drawer units, 4 ring gas hob with stainless steel extractor hood, fan and light over, double ovens with cupboards over and under, space and plumbing for washing machine and dishwasher, space for tumble dryer, recessed spot lighting, radiator, double glazed window overlooking rear garden, double glazed door to rear.

FIRST FLOOR

LANDING: Access to loft via extendable ladder.

BEDROOM 1: 14'5" x 12'6" into bay window. Double glazed bay window to front aspect, double radiator.

BEDROOM 2: 14'5" x 10'2" Double glazed window to rear aspect overlooking garden and views towards Portsdown Hill in the distance, radiator.

BEDROOM 3: 7'6" x 6'6" Double glazed window to front aspect, radiator.

BATHROOM: White suite comprising: panelled shower bath with mixer taps and shower over, pedestal wash basin with mono bloc mixer taps, corner close coupled w.c., heated towel rail, double glazed frosted window to rear aspect, ceramic tiled to walls.

OUTSIDE: Accessible from the family room is a decked terrace with steps leading down to the garden which is mainly laid to lawn, patio area, outside tap.

AGENTS NOTES:

Council Tax Band C Portsmouth City Council

Broadband – ADSL/FTTC/FTTP

[Fibre Checker \(openreach.com\)](http://www.openreach.com)

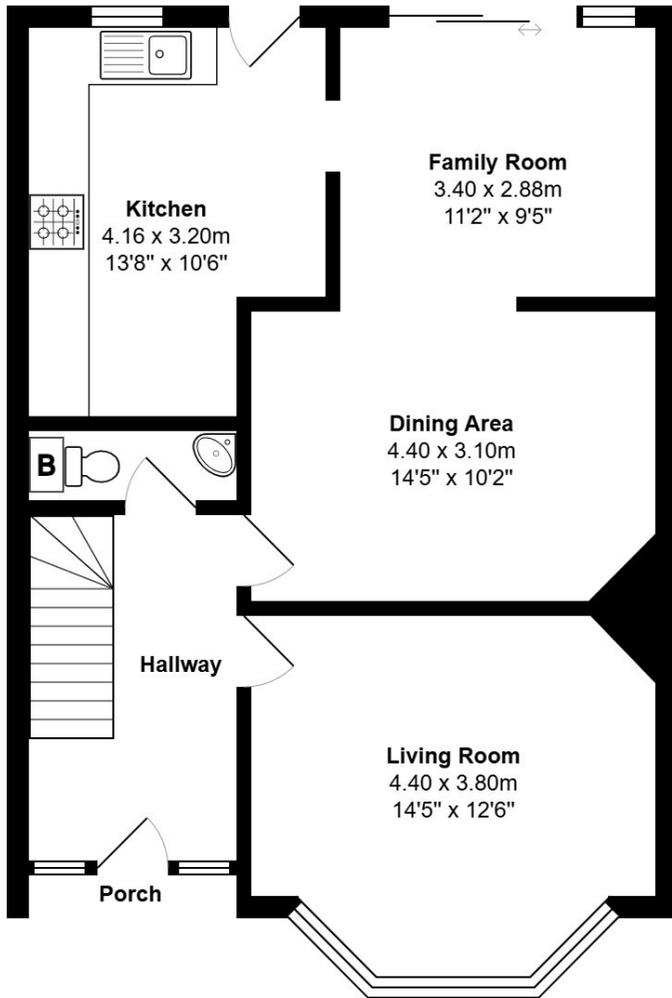
Flood Risk – Refer to -

[GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](http://www.gov.uk/check-long-term-flood-risk.service.gov.uk)

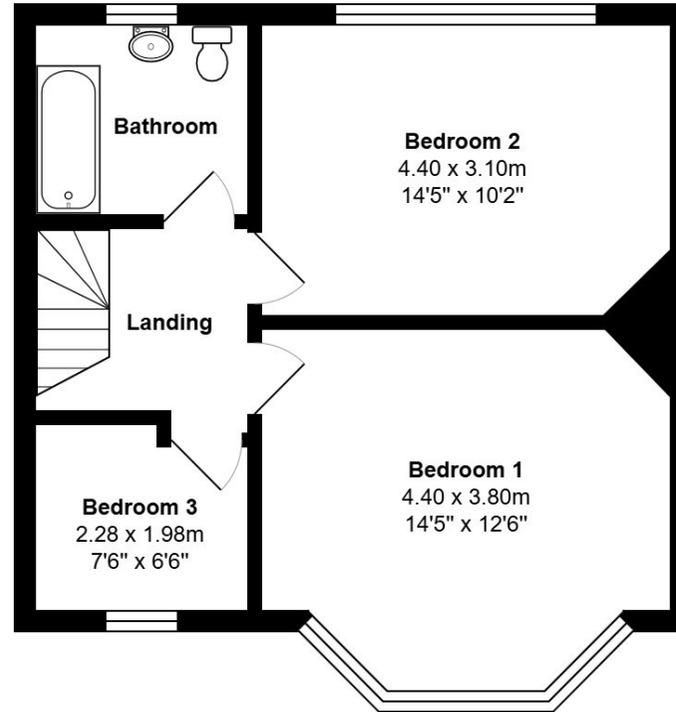
Photographs – Taken pre-tenancy

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Total Area: 109.9 m² ... 1183 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	82
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

141 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2AA
T: 023 93 277 288 E: sales@townandcountrysouthern.co.uk

townandcountrysouthern.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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