

£395,000
19 Mansvid Avenue
Portsmouth, PO6 2LX

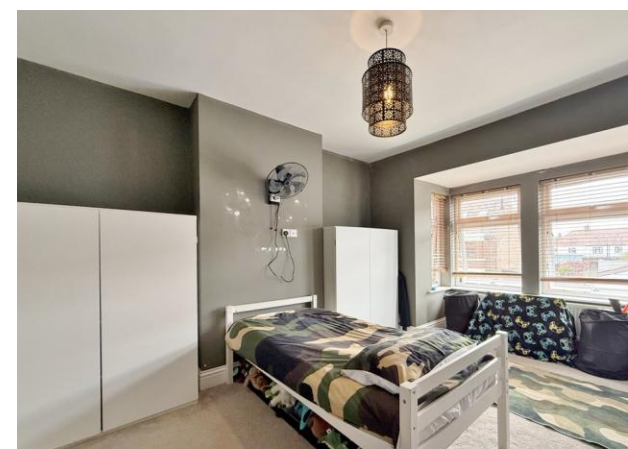
PROPERTY SUMMARY

We're pleased to bring to the market this three-bedroom end-of-terrace family home, situated in the desirable location of Mansvid Avenue, Drayton. The property is ideally positioned within easy reach of local schools, shops and amenities. The accommodation comprises a lounge, an open-plan kitchen/diner and a downstairs WC. Ascending to the first floor, you will find three bedrooms and a family bathroom. Externally, there is a good-sized rear garden, which provides access to a garage with a driveway in front, offering off-road parking. Other benefits include gas central heating and double glazing. To arrange your viewing, contact our Drayton office today!

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FRONT Driveway leading to garage, front door to porch.

HALLWAY

LOUNGE 15' 1 into bay" x 12' 4" (4.6m x 3.76m)

KITCHEN DINER 19' 2 max" x 17' 11 max" (5.84m x 5.46m)

WC

LANDING

BEDROOM ONE 15' 5" x 11' 0" (4.7m x 3.35m)

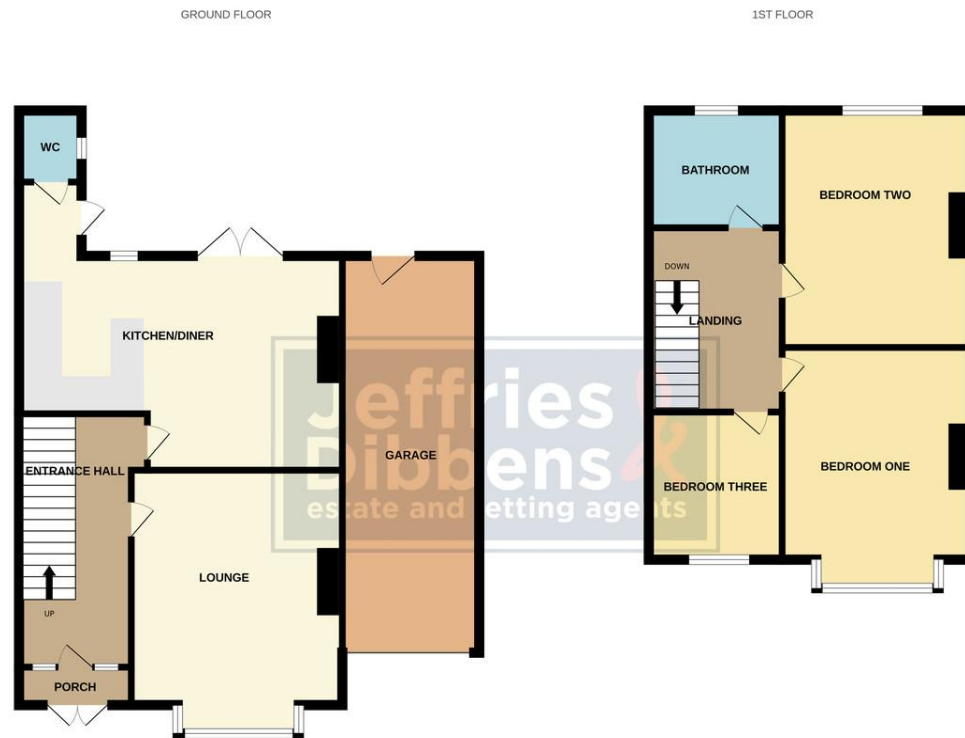
BEDROOM TWO 13' 8" x 11' 1" (4.17m x 3.38m)

BEDROOM THREE 8' 8" x 7' 9" (2.64m x 2.36m)

BATHROOM 7' 4" x 7' 1" (2.24m x 2.16m)

REAR GARDEN Mainly laid to lawn with block paved patio area, door providing access to garage.

GARAGE 24' 1" x 9' 5" (7.34m x 2.87m)



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 C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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
& Dibbens**
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