



Gofton Avenue

Drayton, Portsmouth, PO6 2NG

RENT

£1,850 pcm

Immaculately presented three bedroom end terrace house situated in prime location in Gofton Avenue, Drayton. Located within walking distance to Court Lane and Springfield schools the house has been newly decorated and carpeted throughout. Available on an unfurnished basis and ready to move into at the end of July.



Property Features

- Three Bedrooms
- Modern Kitchen/Breakfast Room
- Newly Decorated Throughout
- Gas Central Heating
- Available End Of July
- Separate Lounge
- Conservatory
- New Carpets Throughout
- Close to Court Lane and Springfield Schools
- Enclosed Rear Garden

OVERVIEW

Situated in the highly sought-after residential area of Drayton, this well-presented three-bedroom end-of-terrace home enjoys an excellent location for families and commuters alike.

The property is within easy walking distance of the highly regarded Court Lane Infant and Junior Academies and Springfield School, making it an ideal choice for those looking to be close to well-established local schools.

Everyday amenities are conveniently close by, QA Hospital, local shops, supermarkets, cafés and other essential services available on Havant Road and the nearby Tregaron Avenue shopping parade. Cosham town centre is also walking distance and offers a wider range of shops, restaurants and transport links.

For commuters, the property benefits from excellent transport connections, with quick and easy access to the A27 and M27 motorway network, providing convenient routes to Portsmouth, Chichester, Southampton and beyond. Cosham railway station is also within easy reach, offering regular rail services to London and Bristol and many other locations.

Combining a popular residential setting, excellent local schools, convenient amenities and outstanding transport links, this property offers an ideal home for families and professionals seeking to enjoy everything Drayton and Cosham has to offer.

ROOM MEASUREMENTS

Entrance Hall - 4.85m x 3.48m (13' 3" x 7' 5")
Reception Room - 4.04m x 4.37m (13' 3" x 14' 4") into bay
Kitchen/Dining Room - 5.99m x 4.75m (19' 8" x 15' 7")
Conservatory - 5.44m x 2.90m (17' 10" x 9' 0")
Ground Floor WC
First Floor Landing - 4.27m x 4.11m (6' 9" x 9' 5")
Bedroom One (Front) - 4.95m x 6.48m (12' 5" x 14' 9")
Bedroom Two (Rear) - 4.06m x 5.03m (13' 0" x 12' 5")
Bedroom Three - 2.62m x 2.49m (7' 2" x 8' 0")
Bathroom - 3.20m x 4.19m (6' 5" x 6' 9")
Enclosed Rear Garden



PROPERTY DESCRIPTION

The accommodation comprises a spacious entrance hall leading to a bright and comfortable lounge featuring a large bay window that fills the room with natural light. To the rear of the property is a generous open-plan kitchen/dining room with gas range cooker and space for other appliances. This is an excellent space for both everyday family living and entertaining, with direct access into the conservatory overlooking the garden. A convenient downstairs WC completes the ground floor accommodation.

Upstairs, the property offers two well-proportioned double bedrooms and a good-sized single bedroom, ideal as a child's room, home office or nursery. The family bathroom is fitted with a luxury Jacuzzi bath, providing the perfect place to relax after a long day.

Externally, the property benefits from an enclosed rear garden with a useful storage shed, offering a secure outdoor space that is easy to maintain. Further features include gas central heating, double glazing and on road parking.

Finished to a high standard throughout, this attractive home offers spacious accommodation in a popular residential location, making it an ideal choice for families and professional tenants alike.



MATERIAL INFORMATION

- *Rental Price – £1850 pcm
- *Holding Deposit – One Weeks Rent £426.92
- *Security Deposit – Five Weeks Rent £2134.61
- *Council Tax Band - C - Portsmouth City Council
- *Property Construction – Brick and Block
- *Electricity Supply – Mains
- *Water and Sewerage – Mains
- *Heating – Gas Central Heating
- *Broadband – Fibre to Premises
- *Mobile Signal – ADSL Fibre Checker (openreach.com)
- *Parking – On Road Parking
- *Restrictions – None
- *Flooding - Refer to (GOV.UK (check-long-term-flood-risk.service.gov.uk))
- *Accessibility - Accommodation arranged over 2 floors

VIEWING BY APPOINTMENT ONLY THROUGH MARINA AND HAMPSHIRE LIFE HOMES

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order.

These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements.