



£465,000
3 Lampeter Avenue
Portsmouth, PO6 2AL

PROPERTY SUMMARY

Situated in an elevated position on Lampeter Avenue, Drayton, this spacious three- bedroom home enjoys far- reaching views across Portsmouth and the surrounding area. The ground- floor accommodation comprises two generous reception rooms, a kitchen, a lean- to, and a convenient downstairs WC. On the first floor, you will find three double bedrooms, a family bathroom, and a separate WC. A standout feature of this property is the sun room located at the top of the house, which opens onto a substantial roof terrace offering truly impressive panoramic views. Externally, the home benefits from large front and rear gardens, off- road parking, and access to a garage. To arrange your viewing, contact our Drayton Office today.





FRONT Off road parking, mature shrubs and bushes, front door located to the side of the property.

HALLWAY

KITCHEN 13' 8" x 6' 1" (4.17m x 1.85m)

DINING ROOM 13' 8" x 9' 1" (4.17m x 2.77m)

WC

LOUNGE 15' 8" x 14' 4" (4.78m x 4.37m)

LEAN TO 16' 0" x 4' 2" (4.88m x 1.27m)

FIRST FLOOR LANDING

BEDROOM ONE 15' 8" x 13' 9" (4.78m x 4.19m)

BEDROOM TWO 14' 6" x 12' 6" (4.42m x 3.81m)

BEDROOM THREE 14' 5" x 10' 7" (4.39m x 3.23m)

BATHROOM

WC

SUN ROOM Door to roof terrace with far reaching views over Portsmouth.

ROOF TERRACE

REAR GARDEN

GARAGE

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band E

VIEWINGS
By prior appointment only



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 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
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