



OFFERS IN EXCESS OF
£350,000
26 Mansvid Avenue
Portsmouth, PO6 2LX

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN we're pleased to present to the market this three bedroom terrace house located in Mansvid Avenue, Drayton. The property consists of two reception rooms, a dining area and modern fitted kitchen to the ground floor and three bedrooms, a bathroom and separate WC located to the first floor. Externally there is a south facing rear garden and a garage with parking in front. To arrange your viewing contact our Drayton Office today!





FRONT Front garden with front door to porch.

PORCH

HALLWAY

LOUNGE 15' 4 into bay" x 12' 7" (4.67m x 3.84m)

RECEPTION ROOM 12' 3" x 11' 0" (3.73m x 3.35m)

DINING AREA 17' 1" x 8' 1" (5.21m x 2.46m)

KITCHEN 9' 1" x 7' 6" (2.77m x 2.29m)

FIRST FLOOR LANDING

BEDROOM ONE 15' 0 into bay" x 9' 2 to front of wardrobes" (4.57m x 2.79m)

BEDROOM TWO 12' 3" x 9' 6" (3.73m x 2.9m)

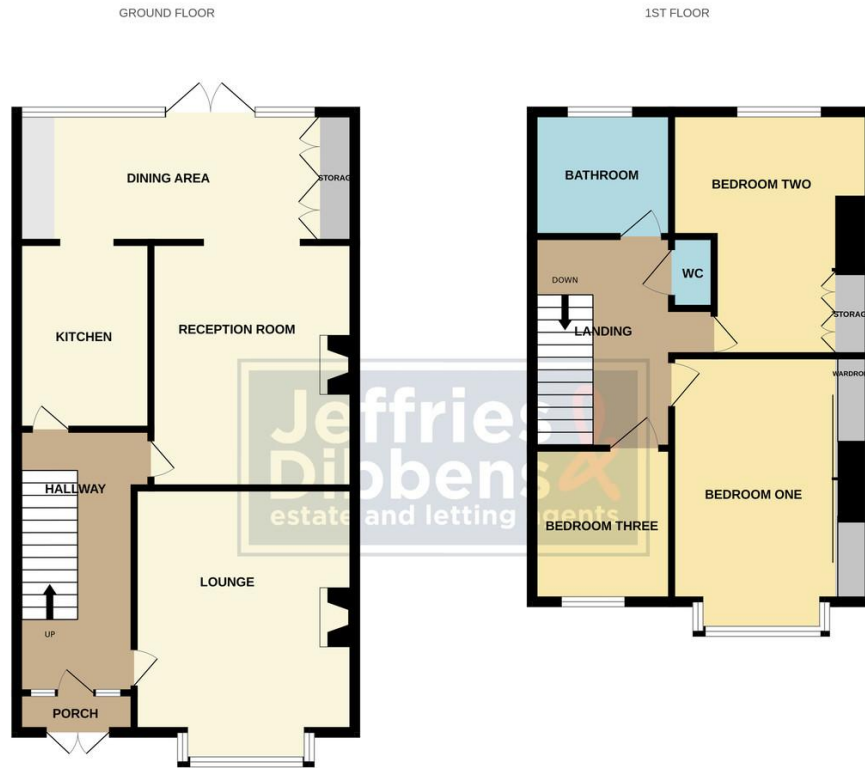
BEDROOM THREE 7' 9" x 6' 7" (2.36m x 2.01m)

WC

BATHROOM

REAR GARDEN South facing rear garden, mainly laid to lawn, access to garage and gate providing rear access.

GARAGE



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	68	
(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		

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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