



£635,000

47 Carmarthen Avenue

Portsmouth, PO6 2AG

PROPERTY SUMMARY

We are delighted to present this spacious four-bedroom semi-detached family home, ideally situated on one of Drayton's most sought-after hillslope avenues. The property offers a generous and versatile layout. Upon entering, you are welcomed by an entrance hallway leading to two substantial reception rooms, perfect for both relaxing and entertaining. The lounge features elegant French doors opening into a conservatory, creating a seamless flow of living space. The kitchen/breakfast room includes a central island and also provides access to the conservatory. A convenient ground floor WC is accessible from the hallway. Upstairs, the property comprises four generously sized double bedrooms, including a spacious principal bedroom, along with a modern family bathroom. Externally, the home boasts a beautiful private west-facing rear garden, ideal for outdoor dining and family activities. Further benefits include off-road parking and a garage.





FRONT Off road parking and access to garage, steps leading to the front door.

HALLWAY

LOUNGE 17' 8" x 12' 9" (5.38m x 3.89m)

DINING ROOM 17' 4" x 12' 9" (5.28m x 3.89m)

KITCHEN 14' 5" x 10' 9" (4.39m x 3.28m)

CONSERVATORY 24' 3" x 7' 10" (7.39m x 2.39m)

WC

LANDING

BEDROOM ONE 17' 8" x 12' 5" (5.38m x 3.78m)

BEDROOM TWO 14' 1" x 12' 9" (4.29m x 3.89m)

BEDROOM THREE 14' 5" x 11' 1" (4.39m x 3.38m)

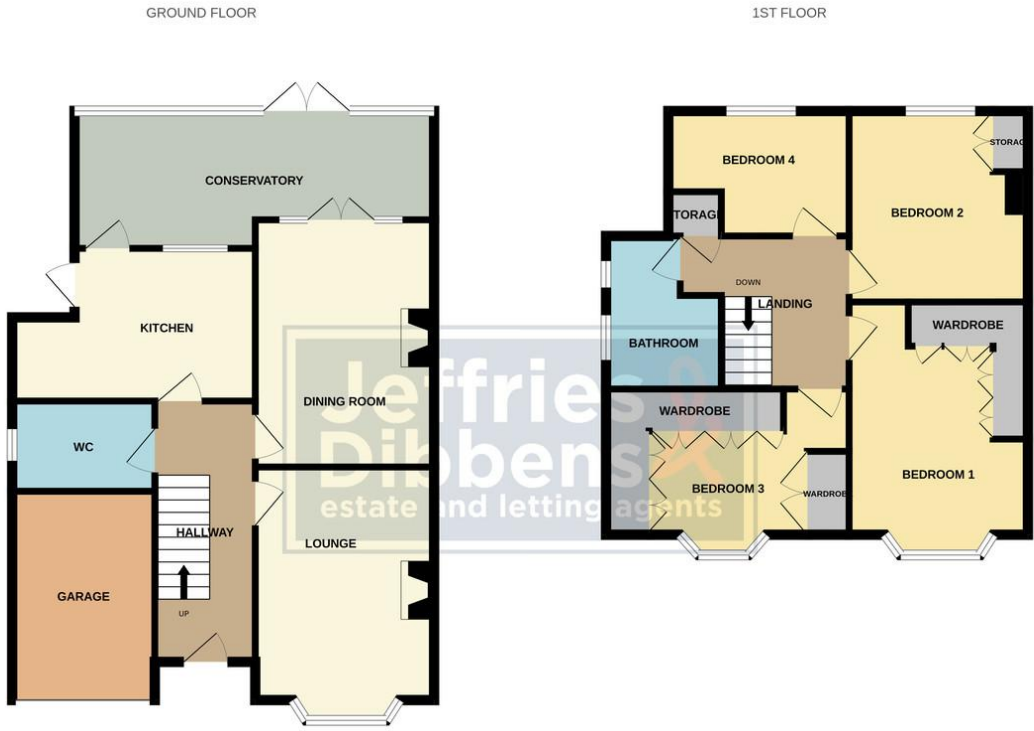
BEDROOM FOUR 10' 9" x 9' 10" (3.28m x 3m)

FAMILY BATHROOM

GARAGE 15' 1" x 7' 6" (4.6m x 2.29m)

REAR GARDEN





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 E

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	79 C
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.



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