



OFFERS IN EXCESS OF

**£400,000**

**14 Invergordon Avenue**

Drayton, PO6 2HS

## PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented three bedroom extended family home located in Invergordon Avenue, Drayton. The property has been modernised and enhanced by the current owners and consists of a lounge, an open plan kitchen/diner complete with an island and bi-folding doors opening onto the rear garden and a downstairs WC. To the first floor you will find three bedrooms and a modern fitted family bathroom. The rear garden of the property is a particular selling point benefitting from a private west facing aspect. Other benefits include off road parking and a garage as well as being positioned within the Springfield and Court Lane school catchments. To arrange your viewing contact our Drayton Office today!

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**FRONT** Off road parking.

### **ENTRANCE HALL**

### **WC**

**LOUNGE** 16' 2" into bay x 10' 7" (4.93m into bay x 3.23m)

**KITCHEN/DINER** 26' 9" max x 13' 9" max (8.15m max x 4.19m max)

### **FIRST FLOOR LANDING**

**BEDROOM ONE** 14' 4" x 10' 1" (4.37m x 3.07m)

**BEDROOM TWO** 11' 9" x 9' 9" (3.58m x 2.97m)

**BEDROOM THREE** 7' 8" x 6' 3" (2.34m x 1.91m)

**BATHROOM** 8' 2" x 6' 4" (2.49m x 1.93m)

### **OUTSIDE**

**REAR GARDEN** West facing, patio and lawn areas, rear access.

**GARAGE** 15' x 8' 5" (4.57m x 2.57m)

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 condition can be given. ©2005 Metropix. Made with Metropix ©2005

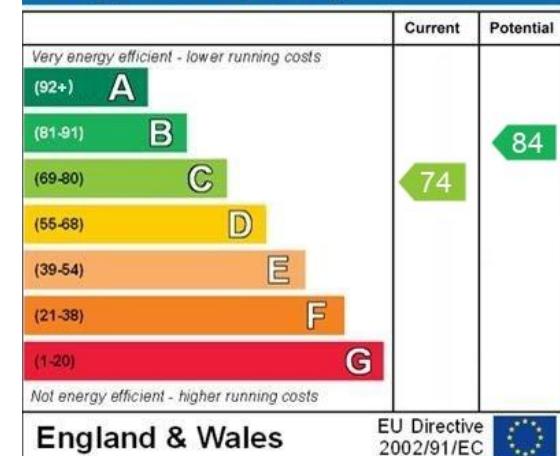
**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

#### Energy Efficiency Rating



**Jeffries & Dibbens**  
estate and letting agents

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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