

£635,000

49 Carmarthen Avenue

Portsmouth, PO6 2AG

PROPERTY SUMMARY

Nestled in the highly sought after cul de sac location of Carmarthen Avenue, you will find this four bedroom semi detached family home offered with no forward chain. The accommodation on offer consists of two spacious reception rooms, a kitchen, a conservatory and a downstairs WC, while occupying the first floor there are four good size bedrooms, a family bathroom and WC. Externally there is a beautiful rear garden with patio seating area, lawn with mature shrubs and trees, while to the front of the property you will find off road parking and an integral garage. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking located to the front of the property, with access to an integral garage, side access to rear garden and front door to property.

HALLWAY

LOUNGE 17' 10 into bay" x 12' 8" (5.44m x 3.86m)

DINING ROOM 16' 11" x 12' 9" (5.16m x 3.89m)

CONSERVATORY 13' 8" x 5' 10" (4.17m x 1.78m)

KITCHEN 14' 9" x 12' 1" (4.5m x 3.68m)

WC 7' 7" x 4' 2" (2.31m x 1.27m)

LANDING

BEDROOM ONE 17' 11 into bay" x 12' 8" (5.46m x 3.86m)

BEDROOM TWO 14' 4" x 12' 9" (4.37m x 3.89m)

BEDROOM THREE 14' 7" x 11' 8" (4.44m x 3.56m)

BEDROOM FOUR 11' 2 max" x 9' 10 max" (3.4m x 3m)

BATHROOM 7' 5" x 5' 7" (2.26m x 1.7m)

WC 4' 9" x 2' 6" (1.45m x 0.76m)

REAR GARDEN Partly laid to lawn with a patio seating area, mature shrubs, bushes and trees.



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.

Made with Metropix ©2020

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
39-54	E		
21-38	F	35 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
Dibbens &**
estate and letting agents

OFFICE ADDRESS

196 Havant Road, Drayton,
Portsmouth, Hampshire, PO6
2EH

CONTACT

023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk