



**£350,000**  
**12 Gofton Avenue**  
Portsmouth, PO6 2NG

## PROPERTY SUMMARY

We're pleased to present to the market this three bedroom terrace house located in Gofton Avenue, Drayton. The property is positioned within the Court Lane and Springfield School catchments and within easy access of Cosham Train Station and motorway links. The accommodation consists of two reception rooms, a kitchen, a conservatory and a downstairs WC. Ascending the stairs to the first floor you will find three bedrooms and a family bathroom. Externally there is a south facing rear garden leading to a large garage/workshop, as well as a front garden. Other benefits include double glazing and gas central heating. To arrange your viewing contact our Drayton Office today!





**FRONT** Front garden with pathway leading to front door.

**PORCH**

**HALLWAY**

**LOUNGE** 15' 4 into bay" x 13' 2" (4.67m x 4.01m)

**DINING ROOM** 15' 1 max" x 11' 7" (4.6m x 3.53m)

**KITCHEN** 12' 9" x 7' 5" (3.89m x 2.26m)

**CONSERVATORY** 16' 9" x 9' 1" (5.11m x 2.77m)

**WC**

**LANDING**

**BATHROOM**

**BEDROOM ONE** 14' 8 into bay" x 11' 0" (4.47m x 3.35m)

**BEDROOM TWO** 13' 1" x 11' 3" (3.99m x 3.43m)

**BEDROOM THREE** 8' 0" x 7' 1" (2.44m x 2.16m)

**REAR GARDEN**

**GARAGE** Large garage with workshop area.



GROUND FLOOR

1ST FLOOR



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 C

**VIEWINGS**  
By prior appointment only

EPC TO FOLLOW

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 &**  
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