

£525,000
4 Aberdare Avenue
Portsmouth, PO6 2AU

PROPERTY SUMMARY

Nestled along the desirable Drayton hillslopes, this spacious three- bedroom semi- detached home on Aberdare Avenue offers generous living accommodation and a range of sought after features. The ground floor includes two well-proportioned reception rooms, a fitted kitchen, a bright conservatory, and a convenient downstairs WC. Upstairs, you'll find three good- sized bedrooms and a family bathroom. The loft has been converted into a versatile loft room, accessed via a fixed staircase. Externally, the property continues to impress with a large, private rear garden perfect for families or entertaining. To the front, there is off road parking and access to the garage. This is a fantastic opportunity to secure a well located family home, and we highly recommend arranging a viewing to fully appreciate everything it has to offer. Contact our Drayton office today to book your appointment.





FRONT Off road parking located to the front of the property, up and over door to garage, steps leading up to the front door.

PORCH

HALLWAY

LOUNGE 14' 4 into bay" x 13' 6" (4.37m x 4.11m)

DINING ROOM 22' 11 max" x 12' 8" (6.99m x 3.86m)

KITCHEN 19' 6 max" x 7' 2 max" (5.94m x 2.18m)

CONSERVATORY 7' 8" x 7' 5" (2.34m x 2.26m)

FIRST FLOOR LANDING Stairs to loft room, doors to;

BEDROOM ONE 13' 4 max" x 11' 2" (4.06m x 3.4m)

BEDROOM TWO 14' 0" x 10' 6" (4.27m x 3.2m)

BEDROOM THREE 10' 7" x 9' 6" (3.23m x 2.9m)

FAMILY BATHROOM

LOFT ROOM 14' 7 max" x 8' 5 max" (4.44m x 2.57m) Access to loft for storage.

REAR GARDEN



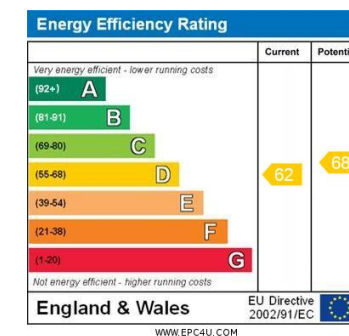
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 D

VIEWINGS
By prior appointment only



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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