NESBITT & SONS
ESTATE AGENTS









1 Braemar Avenue, Portsmouth, PO6 2NB

Guide price £415,000

*** Guide Price - £415,000 to £425,000 ***

Nestled in the highly sought-after location of Braemar Avenue, Drayton, this extended semi-detached family home offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The home boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra room for guests.

The property features two modern bathrooms, ensuring that morning routines run smoothly for everyone. Parking is a breeze with space for two vehicles, a valuable asset in this desirable area.

One of the standout features of this home is its beautiful garden, which not only offers a tranquil outdoor space but also includes a large outbuilding that can serve as a home office. This versatile space is perfect for those who work from home or require additional storage.

Entrance Hallway

Lounge/Diner 24'2 into bay to 14'2 max (7.37m into bay to 4.32m max)




Family/Play Room 10'7 x 9'8 (3.23m x 2.95m)

Kitchen/Breakfast Room 21'3 x 10'1 (6.48m x 3.07m)







Utility Area

Shower Room



Landing

Bedroom One 12'5 x 11'5 (3.78m x 3.48m)




Bedroom Two 12'5 x 10'5 max (3.78m x 3.18m max)




Bedroom Three 11'5 x 8'2 max (3.48m x 2.49m max)

Bathroom 8'2 x 5'6 (2.49m x 1.68m)



Outside

Driveway

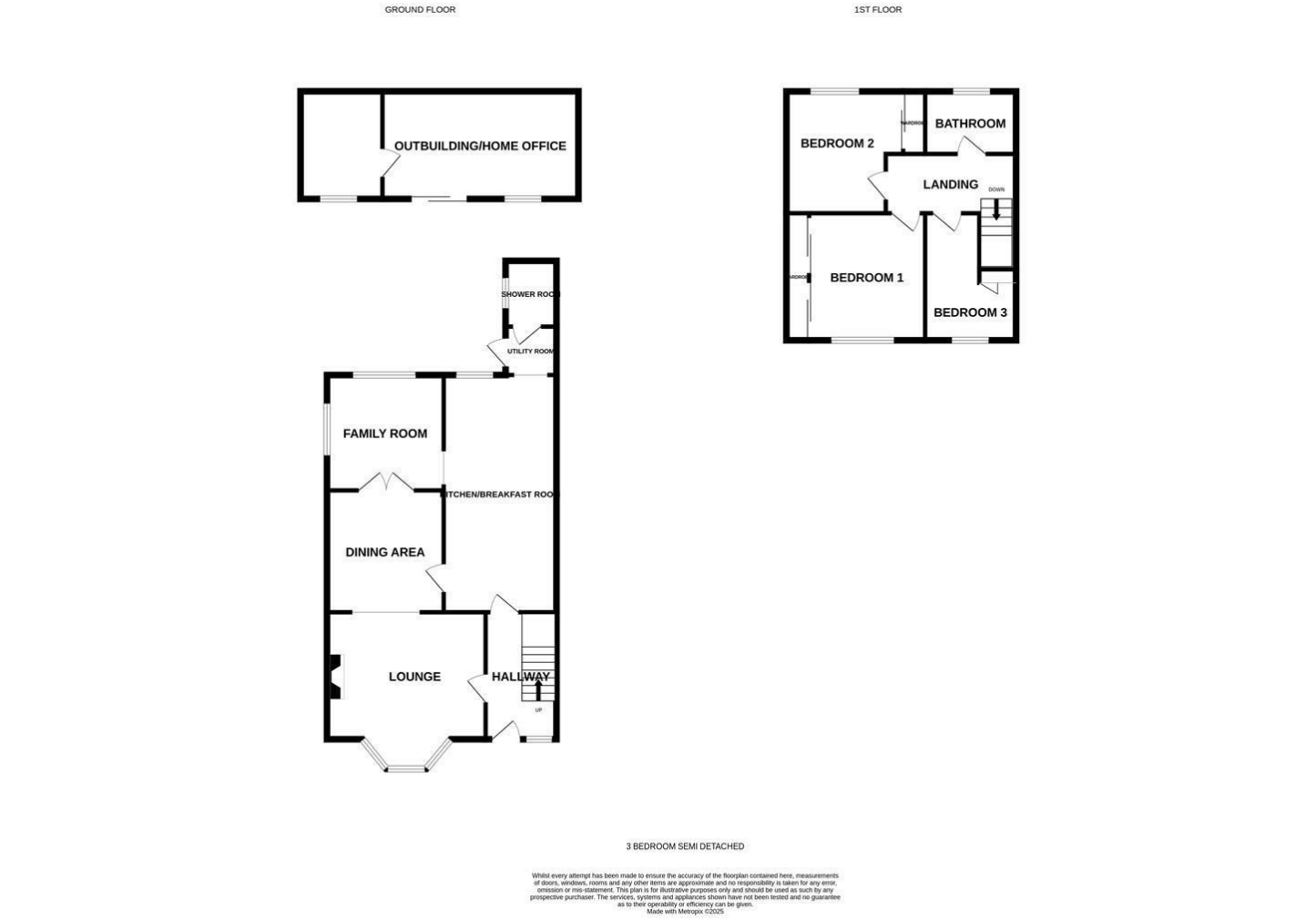
Garden



Outbuilding/Home Office 24'11 x 9'9 (7.59m x 2.97m)



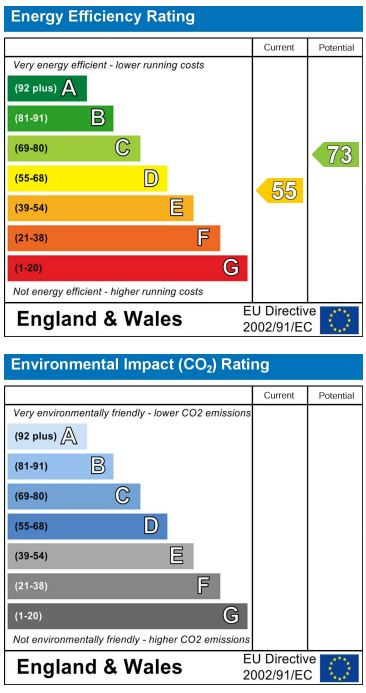
Floor Plan



Area Map



Energy Efficiency Graph



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