



## PROPERTY SUMMARY

Situated within the quiet cul de sac location of Langdale Avenue, Drayton, you will find this well presented extended end of terrace house which needs to be viewed to be fully appreciated. The accommodation consists of two reception rooms, an open plan kitchen/diner and a downstairs shower room. To the first floor you will find two good size double bedrooms, a third bedroom and a family bathroom, as well as a fixed staircase leading to a loft room. Externally there are front and rear gardens and a garage located to the rear of the property. To arrange your viewing contact our Drayton Office today!

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**FRONT** Pathway leading to front door.

**PORCH**

**HALLWAY**

**LOUNGE** 11' 4" x 11' 2" (3.45m x 3.4m)

**DINING ROOM** 11' 4" x 10' 1" (3.45m x 3.07m)

**KITCHEN/DINER** 17' 0 max" x 12' 6 max" (5.18m x 3.81m)

**SHOWER ROOM**

**LANDING**

**BEDROOM ONE** 13' 8" x 9' 4" (4.17m x 2.84m)

**BEDROOM TWO** 11' 4" x 9' 4" (3.45m x 2.84m)

**BEDROOM THREE** 6' 6" x 5' 5" (1.98m x 1.65m)

**LOFT ROOM** 12' 3" x 9' 0" (3.73m x 2.74m)

**REAR GARDEN**

**GARAGE**



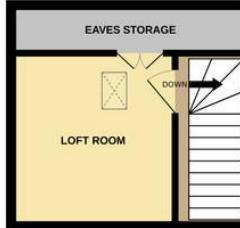
GROUND FLOOR



1ST FLOOR



2ND FLOOR



**Jeffries & Dibbens**  
estate and letting agents

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and other details are approximate only and should not be relied upon for any enquiry, 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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