



Aberdare Avenue, Drayton, Portsmouth, PO6

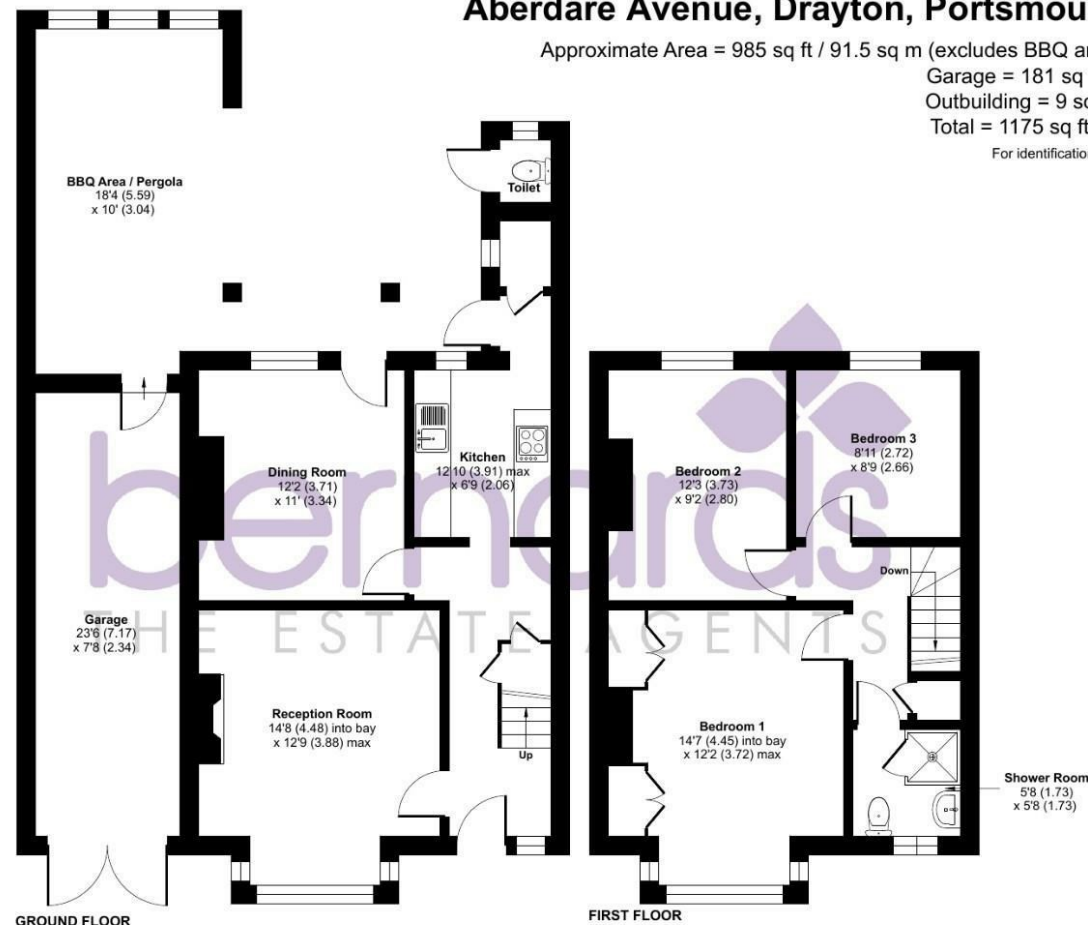
Approximate Area = 985 sq ft / 91.5 sq m (excludes BBQ area / pergola)

Garage = 181 sq ft / 16.8 sq m

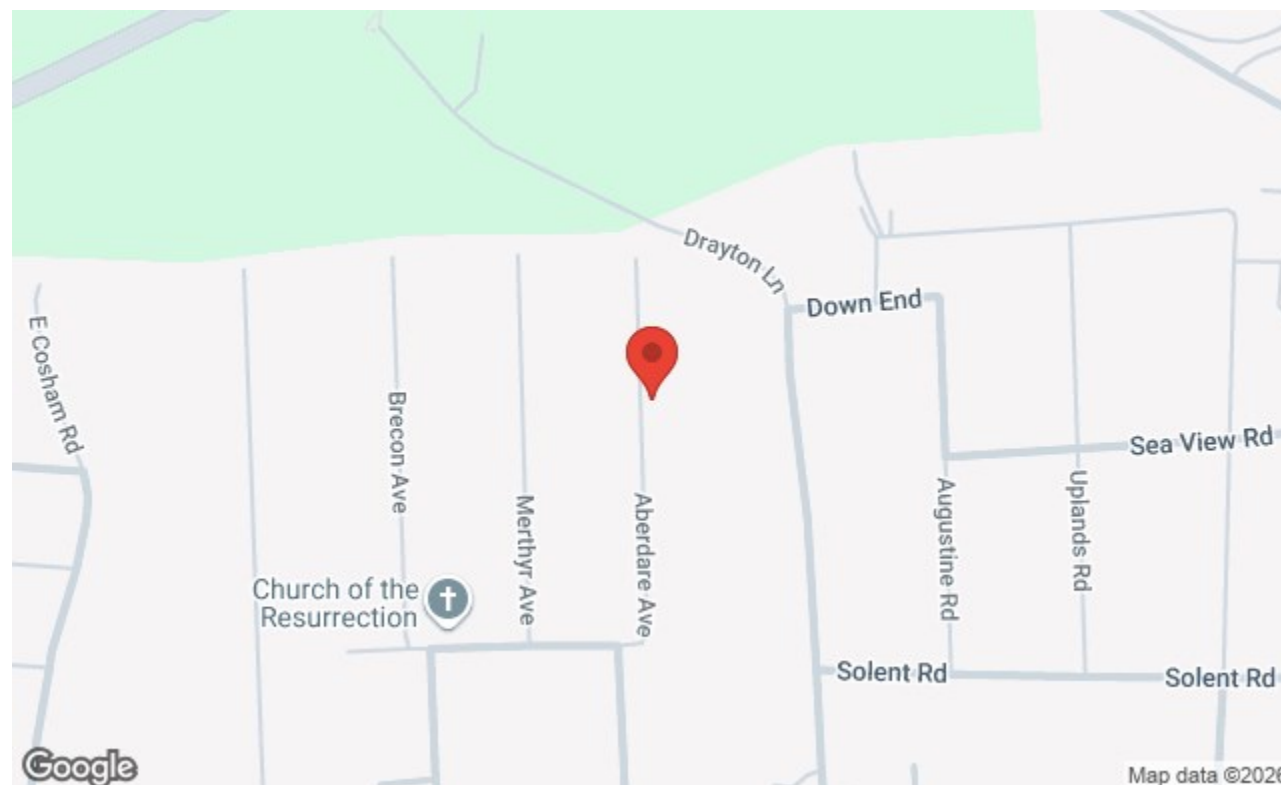
Outbuilding = 9 sq ft / 0.8 sq m

Total = 1175 sq ft / 109.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1395709



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Offers Over £460,000

Aberdare Avenue, Portsmouth PO6 2AU

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HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SOUGHT AFTER WELSH AVENUE
- ❖ EAST FACING REAR GARDEN
- ❖ DRIVE
- ❖ GARAGE
- ❖ MODERN KITCHEN
- ❖ SEPERATE LOUNGE
- ❖ DINING ROOM ONTO PATIO AREA
- ❖ DOWNSTAIRS WC
- BEAUTIFULLY PRESENTED

Nestled in the sought-after Aberdare Avenue of Drayton, Portsmouth, this charming semi-detached house offers a delightful blend of comfort and convenience. Spanning an impressive 895 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms. The lounge provides a perfect setting for relaxation, while the dining room seamlessly leads to a lovely patio, ideal for al fresco dining or entertaining guests. The modern kitchen is well-equipped, catering to all your culinary needs, and there is a convenient WC on the ground floor for added practicality.

The family shower room is thoughtfully designed, ensuring that morning routines are both efficient and enjoyable. The east-facing rear garden is a

delightful outdoor space, perfect for enjoying the morning sun and creating a tranquil retreat.

Parking is a significant advantage of this property, with space available for up to four vehicles, complemented by a garage for additional storage or secure parking. The drive accommodates multiple cars, making it ideal for families or those with guests.

Situated in a hillslope location, this home not only offers a peaceful environment but also easy access to local amenities and transport links. This property is a wonderful opportunity for anyone looking to settle in a desirable area of Portsmouth, combining modern living with the charm of a traditional family home.

Call today to arrange a viewing

02392 728 091

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PROPERTY INFORMATION

HALLWAY

LOUNGE

14'8" x 12'8" (4.48 x 3.88)

DINING ROOM

10'11" x 12'2" (3.34 x 3.71)

KITCHEN

12'9" x 6'9" (3.91 x 2.06)

WC

BEDROOM ONE

12'2" x 14'7" (3.72 x 4.45)

BEDROOM TWO

12'2" x 9'2" (3.73 x 2.80)

BEDROOM THREE

8'11" x 8'8" (2.72 x 2.66)

SHOWERROOM

5'8" x 5'8" (1.73 x 1.73)

GARAGE

23'6" x 7'8" (7.17 x 2.34)

ANTI MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

BERNARDS OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

SOLICITOR/ CONVEYANCING

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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