



**£350,000**  
**66 Hilary Avenue**  
Drayton, PO6 2PR

## PROPERTY SUMMARY

Located within the highly desirable Court Lane and Springfield School catchment areas, this three-bedroom terraced house offers well-proportioned family accommodation throughout. Features include two reception areas, a modern fitted kitchen, and a lean-to conservatory. To the rear is a south-facing garden measuring approximately 50', ideal for outdoor entertaining. The property also benefits from a garage and is conveniently situated close to local amenities and transport links.





## **PORCH**

## **HALLWAY**

## **LOUNGE**

13' 8" x 13' 0" (4.17m x 3.96m)

## **DINING ROOM**

14' 0" x 13' 0" (4.27m x 3.96m)

## **KITCHEN**

16' 0" x 6' 6" (4.88m x 1.98m)

## **LEAN TO / CONSERVATORY**

9' 10" x 6' 9" (3m x 2.06m)

## **WC**

## **BEDROOM ONE**

14' 4" x 11' 9" (4.37m x 3.58m)

## **BEDROOM TWO**

12' 9" x 11' 5" (3.89m x 3.48m)

## **BEDROOM THREE**

7' 9" x 7' 5" (2.36m x 2.26m)

## **BATHROOM**

6' 5" x 5' 7" (1.96m x 1.7m)

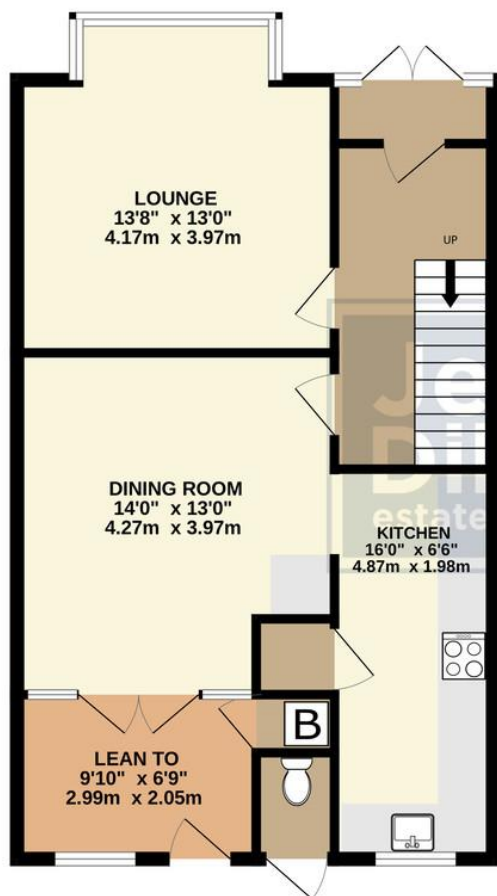
## **GARDEN**

51' 6" x 20' 3" (15.7m x 6.17m) Southerly aspect.

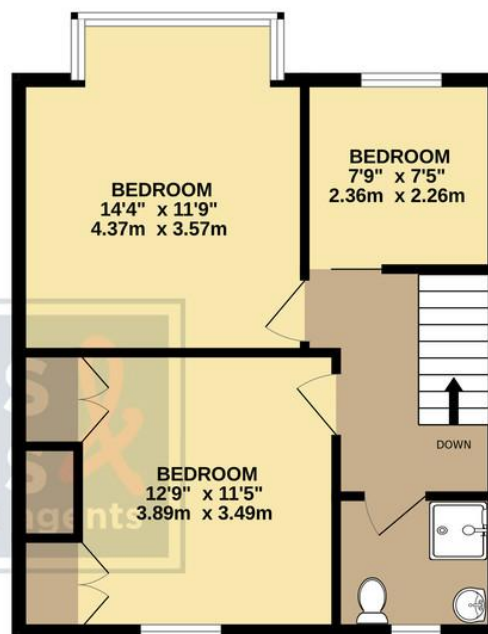
**GARAGE** To rear of property.



GROUND FLOOR



1ST FLOOR



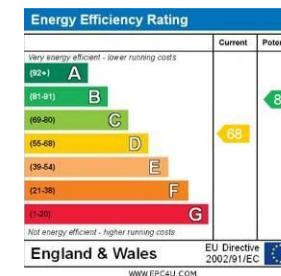
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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.

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