



OFFERS OVER
£365,000
53 Southbourne Avenue
Drayton, PO6 2HL

We are delighted to welcome to the sales market this well presented three bedroom semi-detached family home situated in the popular location of Southbourne Avenue, Drayton. The property is set within the catchment for both Springfield and Court Lane Schools and is a short distance from local shops, recreation grounds, bus routes, motorway links and other amenities. The accommodation comprises; entrance hall, lounge, dining room, modern kitchen with integrated dishwasher, WC and conservatory to the ground floor. On the first floor you will find three bedrooms and a modern shower room. Additional benefits to the property include off road parking, landscaped west facing garden, outbuilding with power and lighting, new boiler and radiators, new front and rear doors and new double glazing. A viewing is highly recommended to appreciate what is on offer.

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ENTRANCE HALL 5' 10" x 15' 11" (1.78m x 4.85m)

LOUNGE 14' 9" x 11' 3" (4.5m x 3.43m)

DINING ROOM 10' 5" x 8' 7" (3.18m x 2.62m)

KITCHEN 11' 9" x 8' 6" (3.58m x 2.59m)

CONSERVATORY 14' 0" x 8' 6" (4.27m x 2.59m)

WC 5' 6" x 2' 6" (1.68m x 0.76m)

LANDING

BEDROOM ONE 12' 7" x 10' 3" (3.84m x 3.12m)

BEDROOM TWO 11' 3" x 10' 6" (3.43m x 3.2m)

BEDROOM THREE 8' 10" x 7' 1" (2.69m x 2.16m)

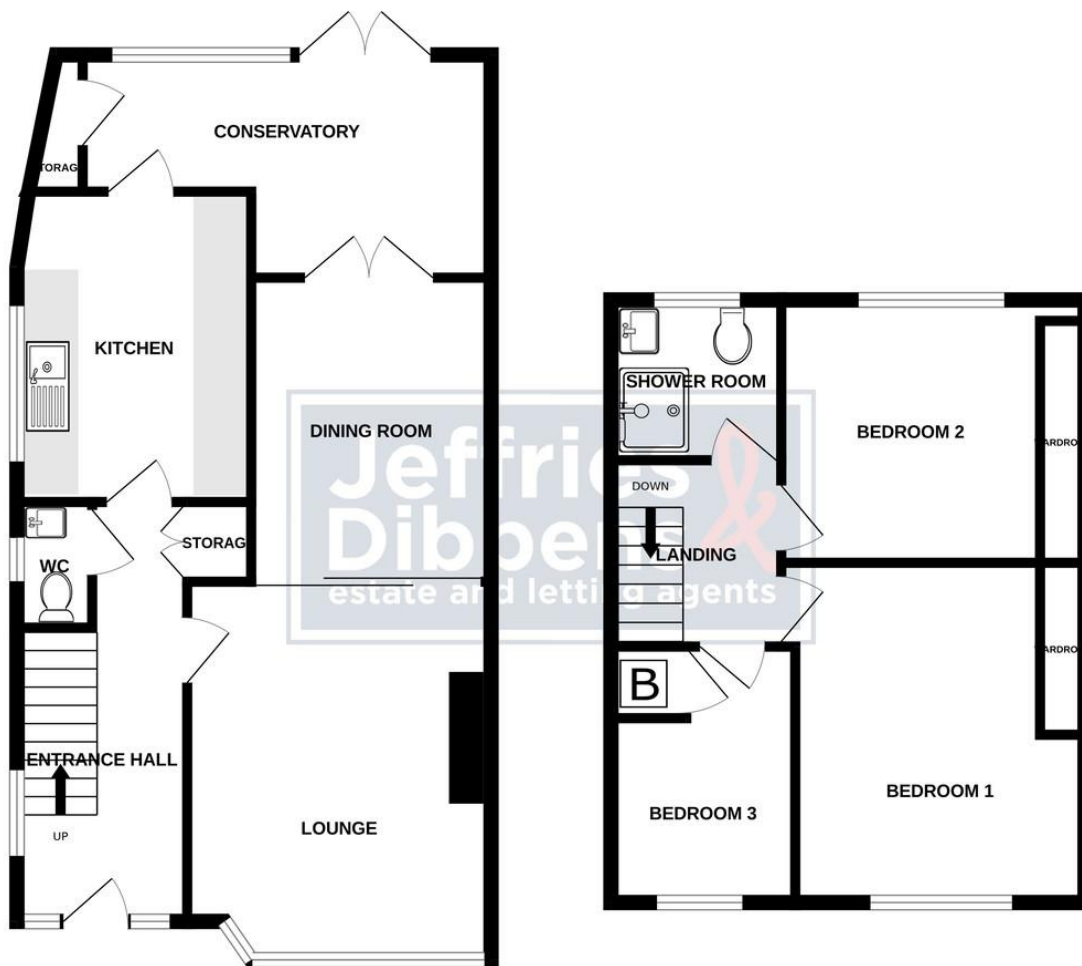
Housing combination boiler.

SHOWER ROOM 5' 11" x 5' 6" (1.8m x 1.68m)

GARDEN With outside power and tap.

OUTBUILDING 8' 8" x 8' 3" (2.64m x 2.51m) With power and lighting.





LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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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