



Opening Times
 Monday – Friday – 9:00am – 5:30pm
 Saturday – 9:00am – 3:00pm
 Flexible viewings by appointments only



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements



Invergordon Avenue
 Drayton , Portsmouth, PO6 2HS

Guide Price £270,000

Property Features

- Semi Detached House
- Garage
- Court Lane & Springfield School Catchment
- Workshop
- Gas Central Heating

Full Description

Dacks are pleased to bring to market this three bedroom semi-detached house with garage in central Drayton, positioned within the Springfield school catchment area along with the local transport links.

This ideal family home benefits from gas central heating, recently installed double glazing and a spacious garden with garage to the rear. In need of cosmetic modernisation this property provides the opportunity to create a fantastic family home in a desirable location.

Entrance Hallway

Front garden leading to porch, front door to hallway. Stairs to second floor, doors to: living room, dining room and kitchen. Storage under stairs.

Living Room – 5.06m x 3.29m (16'7 x 10'10)

Spacious living area with bay window to front. Gas fire. Room leads into dining room at the rear creating an element of open plan accommodation.

Dining Room – 3.64m x 3.01m (11'11 x 9'11)

Positioned to the rear of the lounge with option to partition the rooms. Further benefits from separate door leading to hallway. Window to rear into utility area.

Kitchen – 2.63m x 1.99m (8'10 x 6'6)

Modern fitted kitchen with range of wall and base units. Space for appliances with freestanding oven hob, extractor over. Door to rear leading to utility area.

Utility – 5.41m x 1.73m (17'9 x 5'8)

Fitted base and wall units providing additional storage along with space for appliances. Doors to rear garden.

Bathroom – 2.41m x 2.00m (7'11 x 6'7)

Modern bathroom suite. Bath with shower over, WC and hand wash basin. Window to rear aspect with extractor. Mostly tiled with vinyl flooring.



Bedroom – 4.33m x 3.05m x (14'2 x 10'0)

Double bedroom positioned to the front of the property with window to front aspect.

Bedroom – 2.38m x 2.01m 7'10 x 6'7

Double bedroom situated to the rear with views over the garden and park.

Bedroom – 3.65m x 3.04m (12'0 x 10'0)

Study / Single bedroom to the front of the property.

Outside

Front garden with path to front door, side access to garden. Westerly facing rear garden, grass with path leading to garage.

Workshop – 2.30m x 1.78m (7'7 x 5'10)

Secure outside shed / workshop. Benefiting from power and lighting with a range of shelves and built in storage.

Garage – 4.80m x 2.55m (15'9 x 8'4)

Lighting and power with up and over door. Ideal for off road parking or storage. Accessed via shared driveway.

Please Note

The above information has been provided by the vendor. This information will be validated by your solicitor during the conveyancing process. Dack Property Management Limited has produced these details based on the evidence provided and is to the best of our knowledge at the time of production.

Solicitor

Instructing the right solicitor to handle your purchase is integral to ensuring a smooth transaction. Dack Property Management Limited work closely with local, independent solicitors, who would be more than happy to quote for the work involved. We do not recommend other businesses lightly and have full confidence in their ability to provide a professional and personal service. Please contact us if you would like to discuss further.

Financial Services

We are proud to work with an independent financial advisor who has access to a large number of lenders who can provide products tailored to your specific needs. Please contact us if you would like to arrange a free no obligation appointment or to discuss further.

Offer Check

Should you be considering submitting an offer please make contact with the office as soon as possible. We are obliged to our sellers to confirm any potential buyers' position before submitting any offer.

