

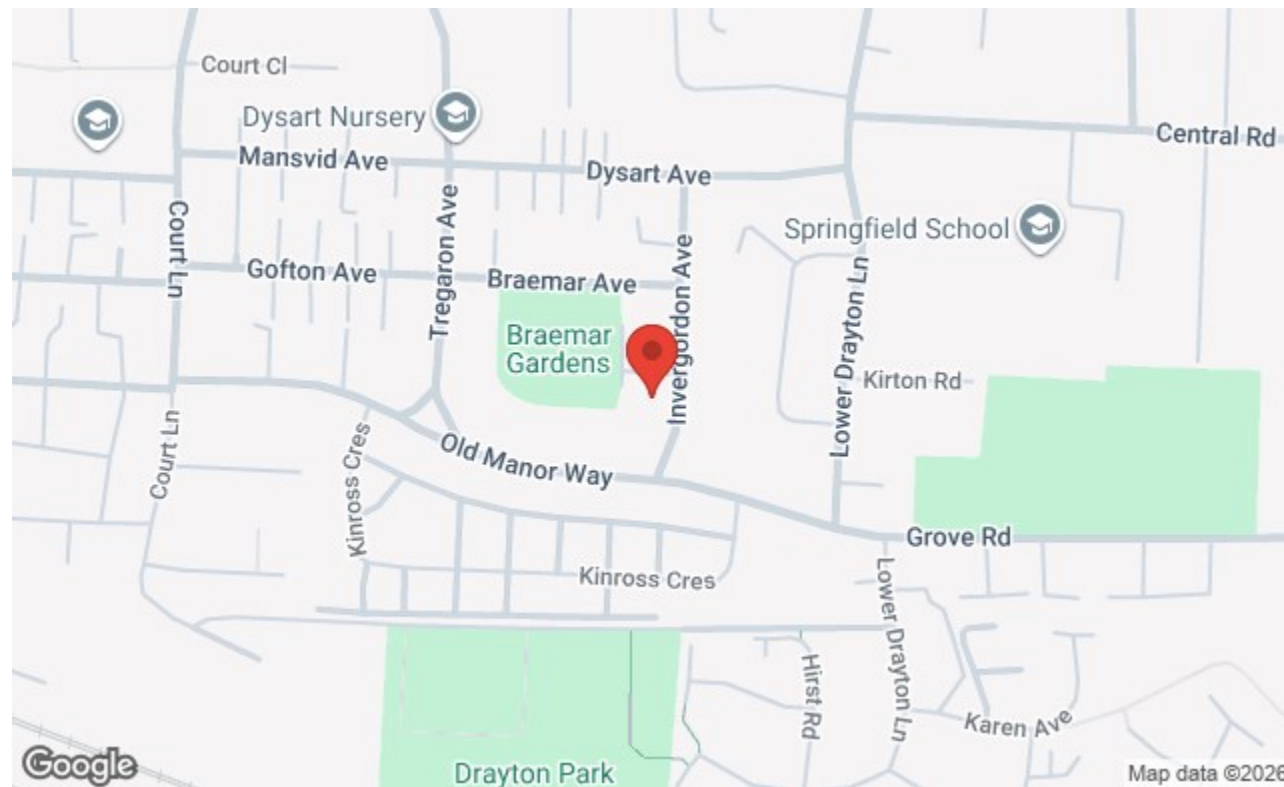


Invergordon Avenue, Drayton, Portsmouth, PO6

Approximate Area = 934 sq ft / 86.7 sq m
Outbuilding = 204 sq ft / 18.9 sq m
Total = 1138 sq ft / 105.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1416554



Offers Over £350,000

Invergordon Avenue, Portsmouth PO6 2HS



HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ END OF TERRACE
- ❖ SIDE ACCESS
- ❖ LOUNGE
- ❖ KITCHEN/DINER
- ❖ BATHROOM
- ❖ GARAGE/GARDEN ROOM
- ❖ ONE NOT TO BE MISSED
- ❖ COURT LANE AND SPRINGFIELD CATCHMENT

Nestled in the charming area of Drayton, Portsmouth, this delightful three-bedroom end of terrace house on Invergordon Avenue presents an excellent opportunity for families and first-time buyers alike. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, and a well-appointed kitchen/diner that offers a welcoming space for family meals and gatherings.

The three generously sized bedrooms provide ample accommodation, ensuring comfort for all family members. The bathroom is conveniently located, catering to the needs of the household. Additionally, the property features a garage to the rear, currently utilised as a

games room, which adds versatility to the home and can be adapted to suit your lifestyle.

For added convenience, there is an outside W.C., which is particularly useful for guests or during outdoor activities. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

In summary, this property combines practicality with potential, making it an ideal choice for those seeking a comfortable residence in a desirable location. Don't miss the chance to make this house your home.

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



Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk



PROPERTY INFORMATION

- ENTRANCE HALL**
- LOUNGE**
16'8" x 10'9" (5.10 x 3.29)
- KITCHEN/DINER**
17'2" x 11'9" (5.24 x 3.60)
- LANDING**
- BEDROOM 1**
14'4" x 10'0" (4.38 x 3.05)
- BEDROOM 2**
11'11" x 9'11" (3.64 x 3.04)
- BEDROOM 3**
7'8" x 6'6" (2.35 x 2.00)
- BATHROOM**
7'10" x 6'6" (2.40 x 2.00)
- OUTSIDE W.C.,**
- GARAGE/GAMES ROOM**
21'2" x 9'0" (6.46 x 2.75)

to source a reputable removal company to ensure that your worldly belongings are moved safely. Please ask in office for further details and quotes.

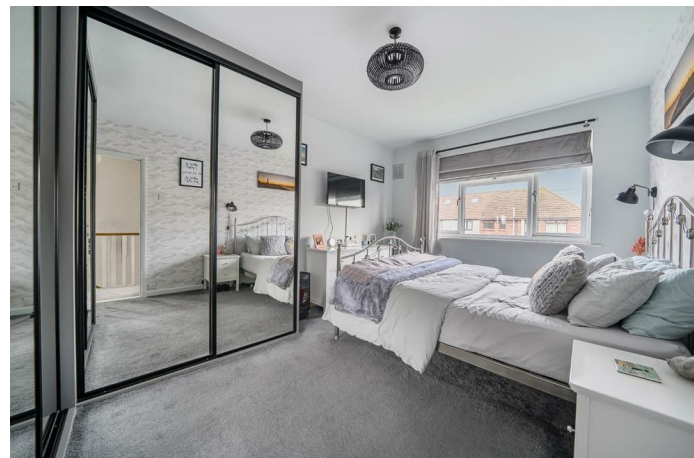
SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner.

Please ask a member of staff for further details!

GARDEN
COUNCIL TAX BAND
The local authority is Havant borough council.
BAND : C YEARLY £1939

OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with you local office so we can verify your financial/Mortgage situation.

REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so we have taken the time



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	73	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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