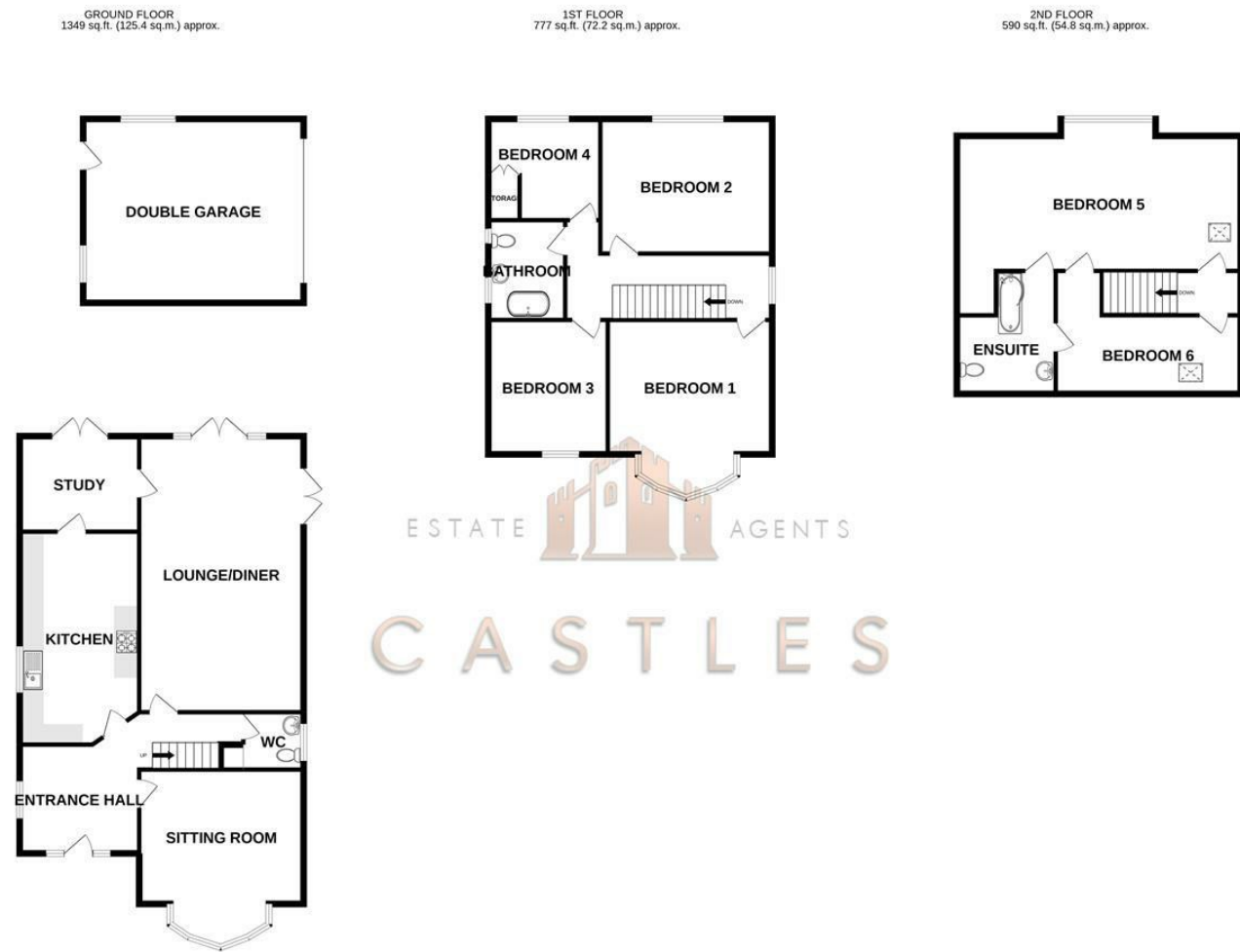


Floor Plan



ESTATE AGENTS
CASTLES

TOTAL FLOOR AREA: 2716 sq.ft. (252.3 sq.m.) approx.
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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30 Tregaron Avenue
Portsmouth, PO6 2ND

Castles are pleased to welcome to the market this large five-six bedroom detached family home with double garage and off road parking in the popular location of Tregaron Avenue, Drayton.

The property is spread over three floors and offers approximately 2700 sqft of living space. The ground floor is comprised of an entrance hallway, large reception room to the front with bay window, an open plan lounge diner with double doors that open onto the garden, kitchen along with a smaller sun room to the rear which also opens on to the garden. There is also a downstairs w/c that completes the ground floor accommodation.

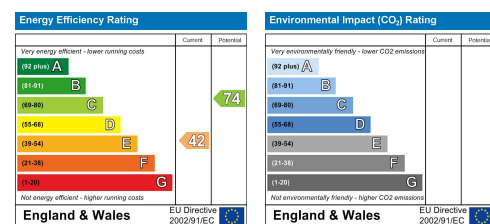
Moving up to the first floor there are four bedrooms in total, however one is currently being utilised as a home office, and a family bathroom. On the second floor in the large loft conversion there is now two more bedrooms, one large double and one smaller single but both with access to an en-suite bathroom.

Externally the property has a driveway to the front which is capable of having three of four vehicles parked off road. Down the side accessible via Mansvid Avenue you can also park two more vehicles in front of the double garage. Internally the double garage is now a billiards room. The garden is south west facing and is mainly turfed with flowers around the perimeter along with a raised decked seating area.

For more information or to arrange a viewing on this substantial detached Drayton home please call Castles today.

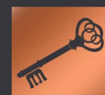
Asking price £675,000

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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30 Tregaron Avenue

Portsmouth, PO6 2ND



- LARGE DETACHED HOME
- POPULAR DRAYTON LOCATION
- DOUBLE GARAGE
- COURT LANE SCHOOL CATCHMENT
- SIX BEDROOMS IN TOTAL
- OFF ROAD PARKING
- SOUTH WEST FACING GARDEN
- SPRINGFIELD SCHOOL CATCHMENT

ENTRANCE HALL

10'4" x 9'10" (3.15 x 3.02)

FRONT RECEPTION

15'8" x 14'4" (4.79 x 4.39)

KITCHEN

17'11" x 9'11" (5.47 x 3.04)

LOUNGE DINER

24'6" x 14'5" (7.47 x 4.40)

SUN ROOM

10'6" x 8'5" (3.21 x 2.59)

DOWNSTAIRS W/C

BEDROOM ONE

15'9" x 14'5" (4.81 x 4.40)

BEDROOM TWO

14'5" x 11'11" (4.41 x 3.64)

BEDROOM THREE

11'11" x 9'11" (3.64 x 3.03)

BEDROOM FOUR / STUDY

9'11" x 9'0" (3.03 x 2.75)

BATHROOM

BEDROOM FIVE

14'11" x 9'9" (4.56 x 2.99)

BEDROOM SIX

24'11" x 11'1" (7.61 x 3.39)

EN-SUITE BATHROOM

DOUBLE GARAGE / BILLIARDS ROOM

19'6" x 16'4" (5.96 x 4.99)

Financial Services

If you are looking to get a comparison on your mortgage deal then do let us know as we can put you in touch with some independent mortgage advisors that would be happy to help. It is always worth a last minute

comparison before you purchase a property as the current deals can change weekly.

Solicitors

If you are looking for a solicitor to handle the conveyancing process then do let us know as we can point you in the direction of some local, well recommended companies that would be happy to help and provide you with a quote.

Anti Money Laundering

Castles Estate Agents have a legal obligation to complete anti-money laundering checks. 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.

