



NESBITT & SONS
ESTATE AGENTS



1 Braemar Avenue, Portsmouth, PO6 2NB
£425,000

Nestled in the highly sought-after location of Braemar Avenue, Drayton, this extended semi-detached family home offers a perfect blend of comfort and convenience. With two spacious reception rooms, this property provides ample space for both relaxation and entertaining. The home boasts three well-proportioned bedrooms, making it ideal for families or those seeking extra room for guests.

The property features two modern bathrooms, ensuring that morning routines run smoothly for everyone. Parking is a breeze with space for two vehicles, a valuable asset in this desirable area.

One of the standout features of this home is its beautiful garden, which not only offers a tranquil outdoor space but also includes a large outbuilding that can serve as a home office. This versatile space is perfect for those who work from home or require additional storage.

The location is particularly appealing, as it overlooks the picturesque Braemar Gardens and is situated within excellent school catchments, making it an ideal choice for families.

Entrance Hallway

Lounge/Diner 24'2 into bay to 14'2 max (7.37m into bay to 4.32m max)



Family/Play Room 10'7 x 9'8 (3.23m x 2.95m)

Kitchen/Breakfast Room 21'3 x 10'1 (6.48m x 3.07m)



Utility Area

Shower Room



Landing

Bedroom One 12'5 x 11'5 (3.78m x 3.48m)



Bedroom Two 12'5 x 10'5 max (3.78m x 3.18m max)



Bedroom Three 11'5 x 8'2 max (3.48m x 2.49m max)

Bathroom 8'2 x 5'6 (2.49m x 1.68m)



Outside

Driveway

Garden



Outbuilding/Home Office 24'11 x 9'9 (7.59m x 2.97m)



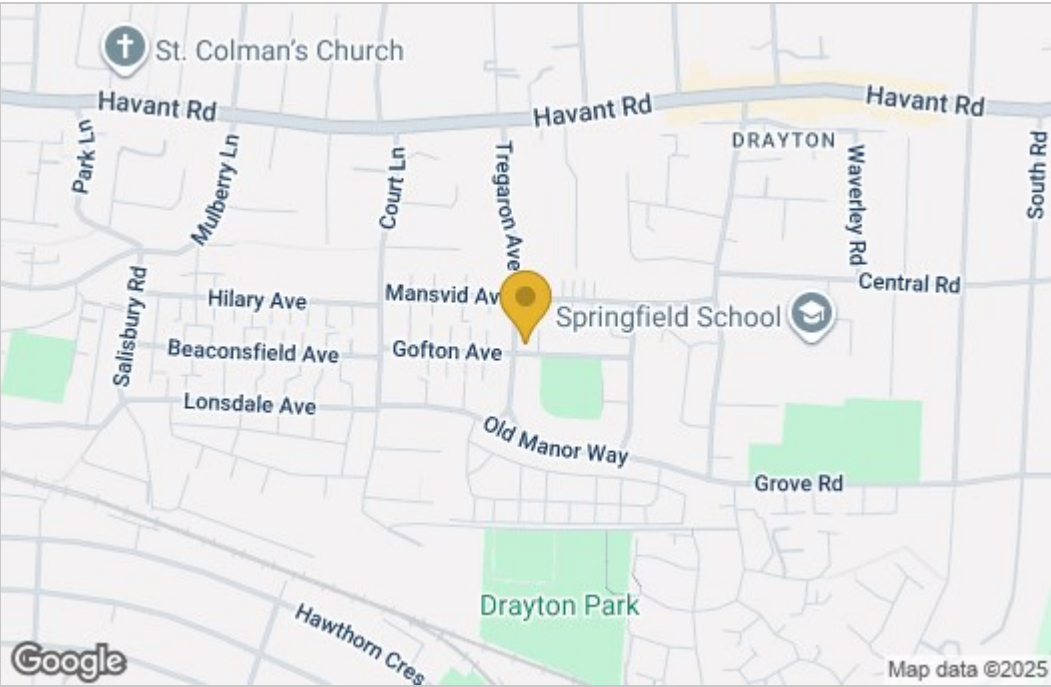
Floor Plan



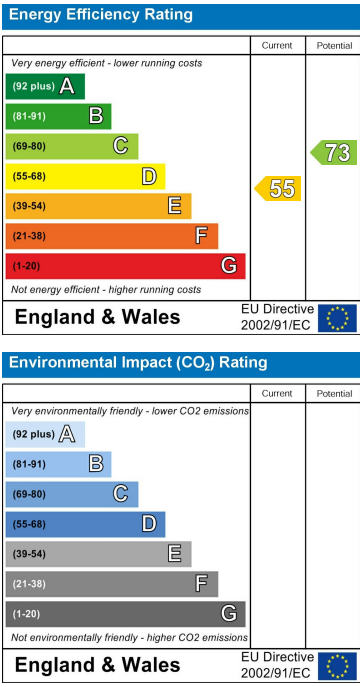
3 BEDROOM SEMI DETACHED

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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Area Map



Energy Efficiency Graph



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