

Energy Efficiency Rating

Current	Prescribed
Very energy efficient - lower running costs (92 plus) A	83
(81-91) B	
(69-80) C	
(55-63) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not energy efficient - higher running costs

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Current	Prescribed
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	83
(81-91) B	
(69-80) C	
(55-63) D	
(39-54) E	
(21-38) F	
(1-20) G	

Not environmentally friendly - higher CO₂ emissions

England & Wales

EU Directive 2002/91/EC



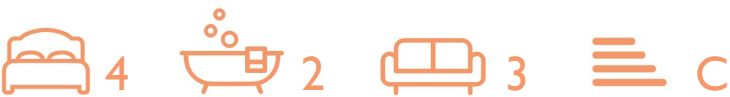
We are pleased to welcome to the market this four bedroom detached family home with off road parking and garage in the popular Drayton location of Merthyr Avenue. This property benefits from being sold with No Forward Chain.

The accommodation provides 1624 sq ft of living space arranged over two floors. The ground floor consists of hallway, cloakroom, dining room which can be open plan into sitting room, conservatory to the rear and a L shaped kitchen/breakfast room. Moving upstairs there are four bedrooms in total and a family bathroom. The primary bedroom benefits from an en-suite shower room. Externally there is off road parking and integral garage plus manicured front garden, side pedestrian access to the rear and a westerly facing landscaped rear garden.

Offers over £575,000

VAT Number: 356389459

IB Merthyr Avenue
Portsmouth, PO6 2AR



- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- GARAGE
- SOUGHT AFTER DRAYTON LOCATION
- NO FORWARD CHAIN
- TWO BATHROOMS
- OFF ROAD PARKING
- DETACHED FAMILY HOME
- GENEROUS WEST FACING GARDEN
- SHORT WALK TO DRAYTON SHOPS

SITTING ROOM
16'6" x 11'8" (5.03 x 3.57)

DINING ROOM
12'2" x 11'8" (3.71 x 3.58)

KITCHEN/BREAKFAST ROOM
17'5" x 12'9" (5.33 x 3.91)

CONSERVATORY
12'2" x 11'1" (3.72 x 3.38)

BEDROOM 1
13'2" x 11'10" (4.02 x 3.61)

EN-SUITE

BEDROOM 2
18'2" x 8'11" (5.56 x 2.73)

BEDROOM 3
13'2" x 8'11" (4.02 x 2.74)

BEDROOM 4
10'11" x 9'10" (3.33 x 3.01)

BATHROOM

GARAGE
16'1" x 9'0" (4.92 x 2.76)

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 at our cost via a portal called Credas. Please note the Credas AML check includes taking a copy of identification for each purchaser, a proof of address and proof of name document is required. Please note we cannot agree a transaction without the Credas AML check being completed and there will be a small admin fee of £25+VAT charged to the successful purchasers to complete these legally required checks.

