

£360,000
3 Karen Avenue
Portsmouth, PO6 2HR

PROPERTY SUMMARY

Situated in the quiet residential avenue of Karen Avenue, Drayton you will find this three bedroom semi detached house which is ideally positioned within easy access of local schools, shops and motorway links. The property has been part renovated by the current owners and consists of a hallway, a spacious lounge, a kitchen, a dining room and a conservatory while the first floor has three bedrooms and a modern fitted family bathroom. Other benefits include gas central heating, off road parking and a garage. To arrange your viewing contact our Drayton Office today!

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FRONT Off road parking located to the front of the property, access to garage via up and over door, side access to rear garden and front door leading to property.

HALLWAY

LOUNGE 18' 1" x 11' 3" (5.51m x 3.43m)

KITCHEN 12' 2" x 8' 2" (3.71m x 2.49m)

DINING ROOM 9' 8" x 9' 5" (2.95m x 2.87m)

CONSERVATORY 19' 0" x 6' 7" (5.79m x 2.01m)

LANDING

BEDROOM ONE 13' 1" x 10' 10" (3.99m x 3.3m)

BEDROOM TWO 13' 0" x 9' 6" (3.96m x 2.9m)

BEDROOM THREE 9' 10" x 7' 0" (3m x 2.13m)

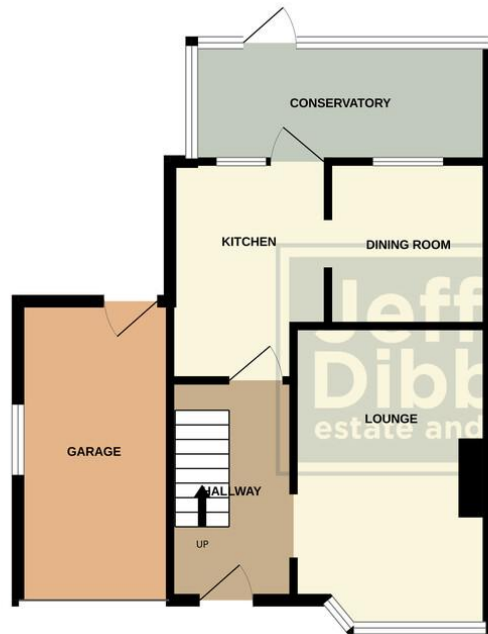
BATHROOM 7' 9" x 5' 10" (2.36m x 1.78m)

REAR GARDEN

GARAGE 18' 1" x 8' 2" (5.51m x 2.49m)



GROUND FLOOR



1ST FLOOR



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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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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