



£450,000 Freehold



Caversham House
15a Uplands Road
Drayton
Portsmouth
PO6 1HS

- Four Bedroom Detached House
- 22' Lounge
- Garage & Off Road Parking
- West Facing Rear Garden

Email - drayton@jeffries.co.uk Tel - 023 9237 3341

“An impressive and very well presented four bedroom detached house situated in an ideal hillslopes location. With spacious rooms including a 22' lounge and 22' kitchen/diner, as well as a downstairs shower room and upstairs bathroom, this makes for a lovely family home. Further benefits include modern fitted kitchen, double glazing, gas central heating, garage, off road parking and west facing rear garden. This home really does need to be viewed to fully appreciate everything it has to offer and this can be arranged by calling Jeffries on 023 92 373341. ”

Des Haimes, Branch Manager, Drayton

UPVC double glazed front door leading to:-

ENTRANCE HALL Under stairs storage cupboard, double radiator, tiled flooring, doors leading to:-

LOUNGE 22' 3" x 13' (6.78m x 3.96m) UPVC double glazed bay window to front aspect, UPVC double glazed window to rear aspect, 2 double radiators, laminate wood flooring, TV point, telephone point.

SHOWER ROOM UPVC double glazed window to rear aspect, tiled shower cubical with shower over, low level WC, vanity wash hand basin, heated hand towel rail, tiled flooring, partially tiled walls.

KITCHEN/DINER 22' 3" x 8' 4" (6.78m x 2.54m) UPVC double glazed door and window to rear aspect, double radiator, modern fitted kitchen comprising range of wall and base units, roll top work surfaces, 1 1/2 bowl ceramic sink and drainer unit with mixer tap over, electric hob with extractor hood over, double electric oven, plumbing for dishwasher and washing machine, tiled flooring, space for freestanding fridge freezer, built in cupboard housing boiler, telephone point.

FIRST FLOOR LANDING UPVC double glazed window to front aspect, radiator, access to loft with pull down ladder, doors leading to:-

BEDROOM ONE 10' 10" x 11' 9" (3.3m x 3.58m) excluding wardrobe depth. UPVC double glazed with to front aspect, radiator, laminate wood flooring, fitted mirrored wardrobes, built in storage cupboard, TV point, telephone point.



BEDROOM TWO 12' 8" x 8' 6" (3.86m x 2.59m) UPVC double glazed window to front aspect, radiator, laminate wood flooring, built in cupboard housing hot water/immersion tank, TV point.

BEDROOM THREE 12' x 8' (3.66m x 2.44m) UPVC double glazed window to rear aspect, radiator, laminate wood flooring, built in wardrobes, built in storage cupboard.

BEDROOM FOUR 9' 2" x 8' (2.79m x 2.44m) UPVC double window to rear aspect, radiator, laminate wood flooring.

BATHROOM UPVC double glazed window to rear aspect, claw foot free standing bath, pedestal wash hand basin, low level WC, heated towel rail, tiled flooring, spotlighting, partially tiled walls.

OUTSIDE

REAR GARDEN Side pedestrian access, paved patio garden with pond, decked area, outside lighting, raised flower beds, outside tap, covered garden storage area, personal door leading to:-

GARAGE Up and over door, power and lighting.

FRONT Paved front garden, off road parking, access to garage via up and over door.



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AGENTS' NOTE: All measurements shown are approximate and may have been taken with a sonic measure and therefore should be verified. No electrical, mechanical or gas appliances have been tested by a representative of this company. These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy himself by inspection or otherwise to the correctness of each of the statements contained in these particulars. The Vendor does not make or give, and neither Jeffries & Partners nor any person in their employment has any authority to make or give, any representation or warranty whatever in relation to this property. Jeffries & Partners Ltd. Registered in England No. 3185348 registered office: 196 Havant Road, Drayton, Portsmouth, PO6 2EH

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1ST FLOOR
APPROX. FLOOR
AREA 627 SQ.FT.
(58.2 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 948 SQ.FT.
(88.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1575 SQ.FT. (146.3 SQ.M.)

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	85
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
Scotland	EU Directive 2002/91/EC	

Environmental (CO₂) Impact Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	43	82
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
Scotland	EU Directive 2002/91/EC	

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