

CRANBORNE ROAD

DRAYTON | PORTSMOUTH | PO6 2BG



£345,000
FREEHOLD

- Delightful Three Bedroom Semi-Detached Home
- Elevated Location, Front & Rear Gardens
- Spacious and Well-Proportioned Rooms
- Living/Dining Room with Patio Doors to Rear Garden
- Double Glazing Throughout
- Fully Tiled Bathroom
- Shared Driveway and Garage
- No Chain



In Brief

Offering **NO CHAIN** and boasting **SPACIOUS LIVING ACCOMMODATION**, we are excited to bring to the market this delightful Three Bedroom Semi-Detached House. Located in an elevated position, close to local amenities, together with Cosham Train Station, motorway commuter links and bus routes all close at hand. Whilst in need of a little updating, the property benefits from double glazing throughout which provides fabulous **NATURAL LIGHT** and **GARDEN VIEWS**. With the well-proportioned rooms and being situated within the catchment for Court Lane and Springfield schools, we feel this would make a perfect family home! The accommodation briefly comprises:- A bright and welcoming Reception Hallway, Lounge with feature fireplace creating a cosy reception room, extending into the Dining Area with patio doors providing access to the rear garden, and a generous Kitchen. Upstairs there is a Fully Tiled Bathroom, Master Bedroom boasting Range of Fitted Wardrobes and Vanity Units, Bedroom Two also with Built-in Wardrobes and the third Bedroom. Outside, the rear garden has a paved patio area adjoining the house, ideal for relaxation with a higher level of patio and lawned area, with shrub borders to side, plus a garden shed. Panelled fencing encloses the garden. A low level brick wall encompasses the front garden, which is lawned with shrubs and bushes to side. A shared driveway to the side leads to the Brick Built Garage. We would advise an early viewing as we feel this property will attract a good level of interest from the moment it is listed

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KEY FACTS

Tenure : Freehold

Council Tax Band : D

Energy Performance Certificate (EPC) : To be confirmed



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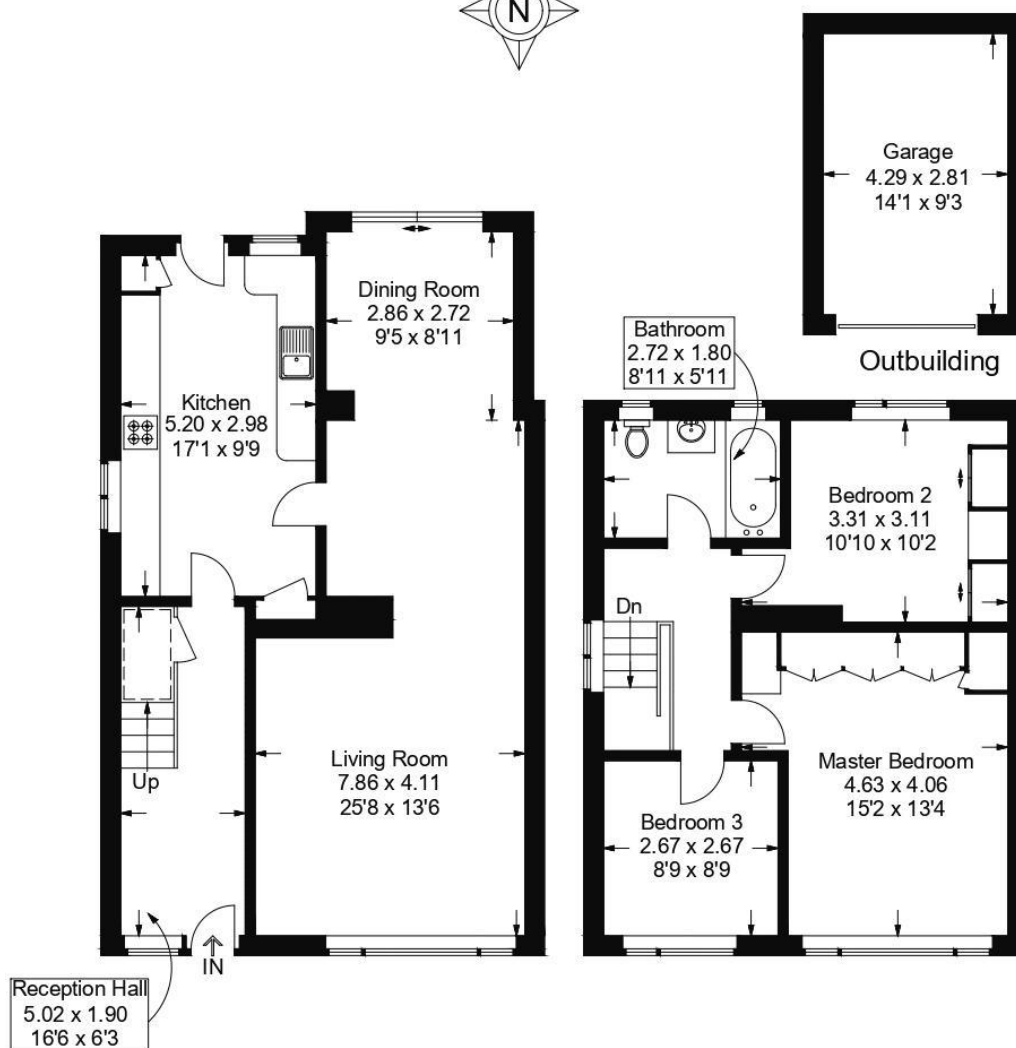


Cranborne Road, Drayton

Approximate Gross Internal Area = 113.5 sq m / 1222 sq ft

Outbuilding = 12.4 sq m / 133 sq ft

Total = 125.9 sq m / 1355 sq ft



Ground Floor

First Floor

= Reduced headroom below 1.5m / 5'0"

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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