

OLD MANOR WAY

DRAYTON | PORTSMOUTH | PO6 2NN



£370,000
FREEHOLD

- Semi Detached Home In Drayton
- Three Bedrooms Plus Loft Room
- South Facing Rear Garden
- Garage and Workshop
- Living Room and Dining Room
- Court Lane & Springfield School Catchment
- Recently Refitted Bathroom
- Close To Local Amenities





In Brief

We are delighted to welcome to the market this extended three bedroom semi-detached house with **LOFT ROOM**, situated on the South side of Old Manor Way, a popular Drayton location.

The property is conveniently positioned close to local amenities, with easy access to transport links and falling within the catchment area for both Court Lane and Springfield Schools.

In brief the accommodation comprises; Spacious entrance hallway, living room with large bay window which floods the room with light, modern kitchen and spacious dining room with sliding patio doors leading to the conservatory which incorporates a cloakroom. Upstairs you will find three bedrooms, two of which are doubles and the recently refitted family bathroom. At the top of the house sits the loft currently set up as a bedroom, with ample eaves storage.

The **SOUTH FACING** rear garden is mainly laid to lawn with mature flower and shrub borders. with a workshop/garage to the rear.

We anticipate interest to be high, please contact us at your earliest convenience to avoid disappointment.

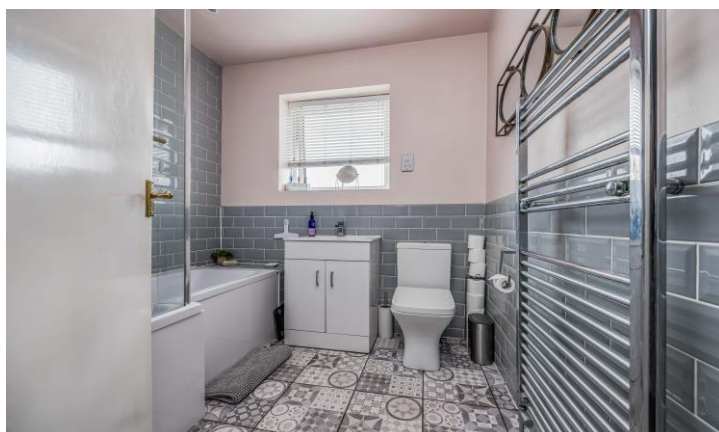
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KEY FACTS

Council Tax Band - C

EPC Rating - C

Approximate Internal Area = 1498 Sq Ft



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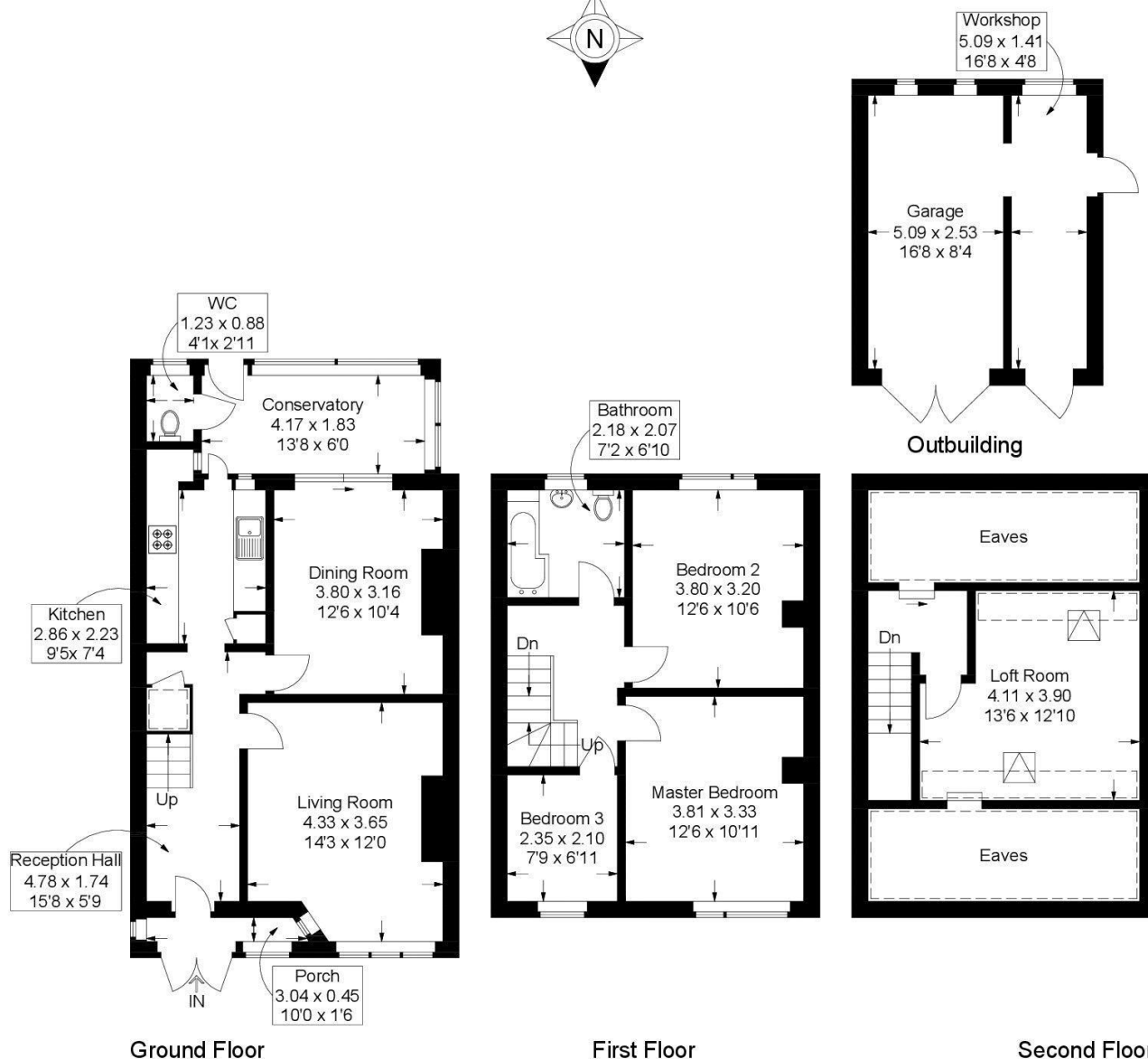



Old Manor Way, Drayton

Approximate Gross Internal Area = 139.2 sq m / 1498 sq ft

Outbuilding = 21.4 sq m / 230 sq ft

Total = 160.6 sq m / 1728 sq ft



 = 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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