

# LOWER DRAYTON LANE

DRAYTON | PORTSMOUTH | PO6 2HD



£325,000

Freehold

- Three Bedroom Semi-Detached House
- Popular Lower Drayton Lane Location
- In Need of Modernisation
- Two Reception Rooms
- Westerly Facing Rear Garden
- No Chain





## In Brief

Welcome to Lower Drayton Lane, a popular and desirable location, positioned close to all local amenities including schools, recreational parks, bus routes and transport links. We are delighted to bring to the market this charming three-bedroom house which presents a fantastic opportunity to buyers who may be looking to find an exciting renovation project to create their dream home. Whilst in need of updating and modernisation, this characterful property offers a bright and welcoming feel throughout and boasts a well-stocked westerly facing rear garden, with a view that peeks towards Drayton Manor. On entry, a spacious hallway greets you and leads through to the two reception rooms - currently divided by half glazed connecting doors opening out to offer an ample and versatile living space. The rear room boasts a feature fireplace and patio doors. A westerly facing kitchen with range of white units and space for appliances enjoys a bright and sunny aspect and provides access to the rear garden. Upstairs, are the three bedrooms - with the primary being fitted with built-in wardrobes to one wall and the family bathroom is conveniently situated. The front of the property retains its original garden, but offers potential for off-road parking similar to neighbouring properties - subject to usual planning consents, if required. Side gated access leads through to the rear garden, which is laid to lawn with established shrubs, bushes and trees and there is an outside WC with storage shed adjacent. With the benefit of having no chain, we would strongly urge an early viewing to avoid missing out!

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## KEY FACTS

Tenure : Freehold  
Council Tax Band : C  
EPC : To be confirmed





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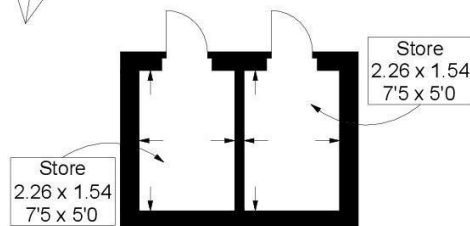


## Lower Drayton Lane, Drayton

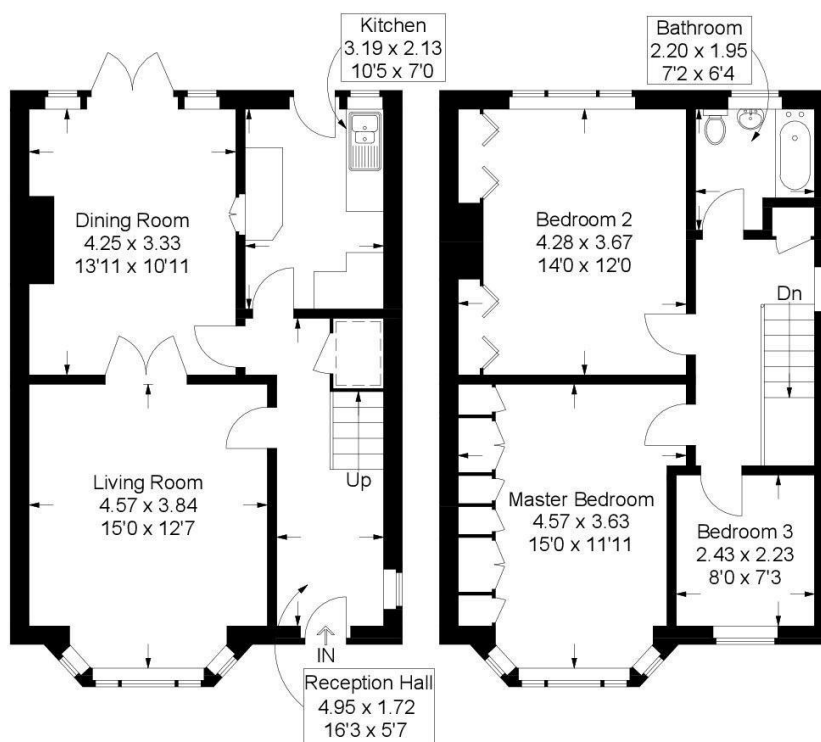
Approximate Gross Internal Area = 99.1 sq m / 1066 sq ft

Outbuilding = 7.6 sq m / 82 sq ft

Total = 106.7 sq m / 1148 sq ft



Outbuilding



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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