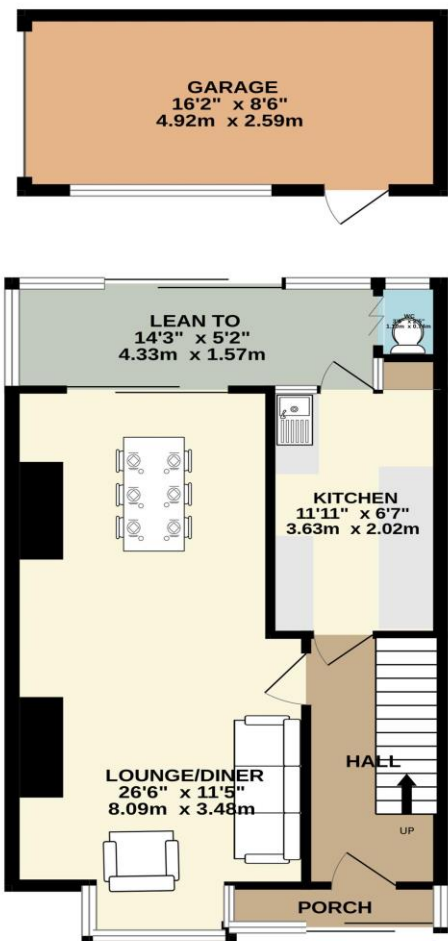
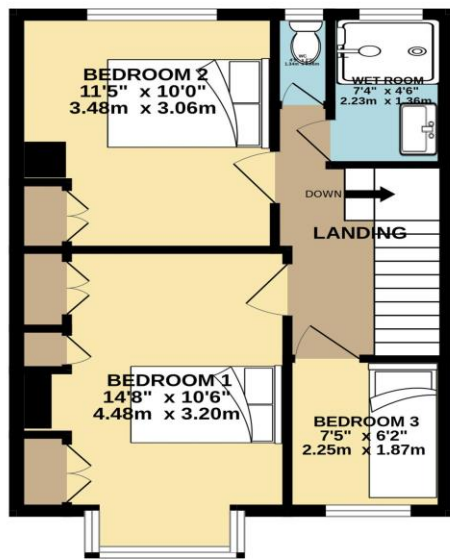




GROUND FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR  
407 sq.ft. (37.8 sq.m.) approx.



TOTAL FLOOR AREA : 1044 sq.ft. (97.0 sq.m.) approx.

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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# 12 Kinross Crescent

Drayton, Portsmouth PO6 2NR

Price: £315,000

### DESCRIPTION

Situated in a popular residential location within Drayton you will come across this THREE BEDROOM END OF TERRACED PROPERTY. The property itself downstairs comprises of a generous sized lounge/diner, fitted kitchen, conservatory and handy downstairs cloakroom. Upstairs you will find three well proportioned bedrooms for the growing family and a modern wet room with separate w/c. Outside there's a low maintenance rear garden with access to your GARAGE which benefits from an electric door. Additional benefits include double glazing, gas central heating and the property is also being offered with no forward chain.

### ACCOMMODATION

#### ENTRANCE HALL

LOUNGE/DINER: 28' 3" Into Bay x 11' 5" narrowing to 10'1"(8.60m x 3.48m)

KITCHEN: 11' 9" x 6' 7" (3.58m x 2.01m)

LEAN TO: 15' 5" x 6' 3" (4.70m x 1.90m)

WC

#### FIRST FLOOR LANDING

BEDROOM 1: 14' 8" Into Bay x 10' 6" (4.47m x 3.20m)

BEDROOM 2: 12' 0" x 10' 0" (3.65m x 3.05m)

BEDROOM 3: 7' 5" x 6' 2" (2.26m x 1.88m)

WET ROOM: 7' 4" x 3' 7" (2.23m x 1.09m)



WC

### OUTSIDE

REAR GARDEN

GARAGE: 16' 2" x 8' 6" (4.92m x 2.59m)

