



12A Station Road, Drayton, Hampshire, PO6 1PH

TOWN & COUNTRY
SOUTHERN

- Freehold
- Council Tax Band D
- Two Double Bedrooms
- 18' Louinge / Diner
- South Facing Garden
- Garage & Off Road Parking
- No Forward Chain
- Asking Price £380,000

A deceptively spacious 2-bedroom semi-detached house which benefits from off road parking for approximately three cars and an integral garage to the front with an enclosed southerly facing rear garden. Being ideally located close to local shops, amenities, bus routes, commutable road links, recreation grounds and within catchment of both Solent and Springfield Schools (subject to confirmation). The property comprises: hallway, 18' lounge / dining room, 17' kitchen / breakfast room and cloakroom on the ground floor. On the first floor are two double bedrooms and a family bathroom. Offered with gas fired central heating and double glazing, early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.

TO FIND THE PROPERTY: From our office proceed in an easterly direction along the Havant Road taking the first right into Station Road where the property can be found after a short distance on the right-hand side.



ENTRANCE: Lowered kerb leading to gravel driveway for approximately three cars, side pedestrian pathway to left hand side of the property leading to enclosed storage area and rear garden, double glazed sliding door leading to:

PORCH: Tiled flooring, internal glazed door leading to:

HALLWAY: Balustrade staircase rising to first floor with understairs storage cupboard, large cloaks cupboard, doors to living room, kitchen and cloakroom, radiator.

CLOAKROOM: Low level w.c, wash hand basin, radiator, extractor fan, built-in cupboard (potential to convert into a shower room).

LOUNGE / DINING ROOM: 18'2" x 16'2" Double glazed patio doors leading to patio and rear garden, further wood framed double glazed window overlooking garden, feature brick fireplace with matching brick hearth, textured ceiling with coving, wall lights, T.V point, two radiators.

KITCHEN /BREAKFAST ROOM: 17'7" Max x 8'10" Comprehensive range of cottage style wall and floor units with roll top work surface, 1½ bowl stainless steel sink with matching drainer to one side, eye-level double oven and grill under with storage cupboards over and under, space and plumbing for dishwasher and washing machine, four ring gas hob with extractor hood, fan and light over with cupboards under, wood framed double glazed window to the front and double glazed window to the side, floor standing Worcester gas fired boiler supplying domestic hot water and central heating (not tested), breakfast bar with radiator under, space for fridge and freezer.

FIRST FLOOR: Landing with access to loft space, doors to primary rooms.

BEDROOM 1: 18'2" maximum x 13'5" Wood framed double glazed window to front aspect with further secondary glazing, two large wardrobes that extend into the eaves, further double wardrobe, wall lights, radiator.

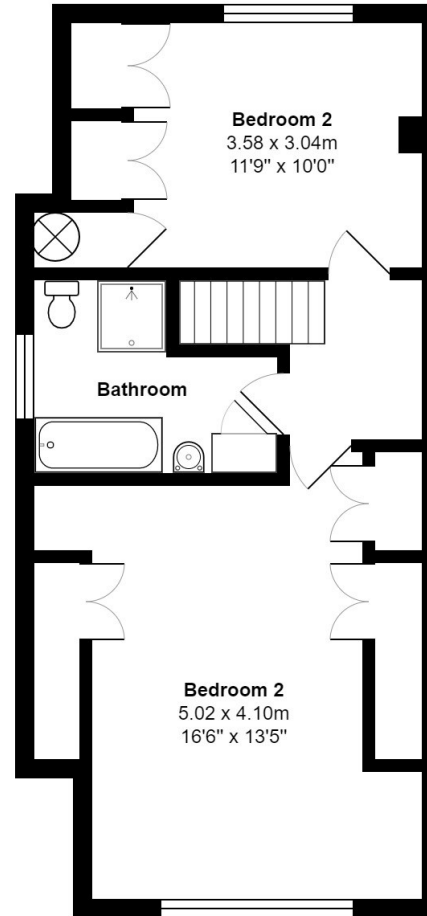
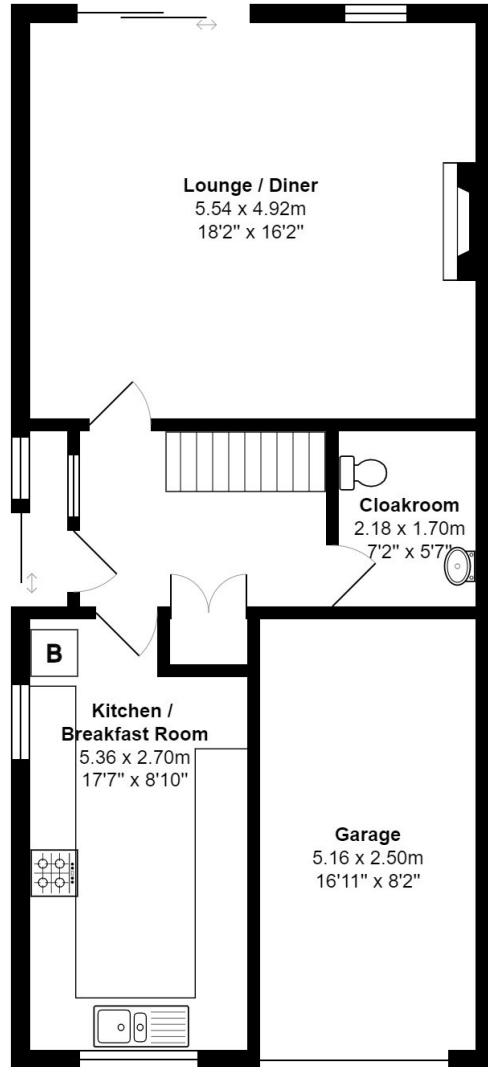
BEDROOM 2: 11'9" x 10'0" Wood framed double glazed window to rear aspect overlooking garden, two double wardrobes one with access into eaves storage, airing cupboard housing hot water cylinder and water pump for the shower, radiator.

BATHROOM: Light coloured suite comprising: panelled bath with mixer tap and shower attachment over, separate shower cubicle with mains shower over, low level w.c, pedestal wash hand basin, some tiling to the walls, wood framed double glazed frosted window to side aspect, large cloaks cupboard, radiator.

OUTSIDE: To the rear is a large full width patio which leads onto the southerly facing rear garden, the garden is mainly laid to lawn with mature shrubs and bushes, enclosed by fence panelling on all sides, doors to enclosed storage area and side of the house, two outside taps.

GARAGE: Electric up and over door, power, lighting.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	84
(69-80)	C	71
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

141 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2AA
T: 023 93 277 288 E: sales@townandcountrysouthern.co.uk

townandcountrysouthern.co.uk

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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