



10 Court Close, Drayton, Hampshire, PO6 2LU

TOWN & COUNTRY
SOUTHERN



Seni-Detached Two Bedroom Bungalow

Two Bedrooms, Solar Panels

Modern Fitted Kitchen & Bathroom

Well Proportioned Plot With Mature Gardens

Garage & Off Road Parking

No Forward Chain

A two bedroom semi-detached bungalow which is situated in a popular residential cul-de-sac location and within easy access of local shopping amenities, bus routes, schools and surgeries. The accommodation offers

two double bedrooms, a good size sitting room, bathroom, fitted kitchen and conservatory. Offered with gas fired central heating, double glazing, enclosed side and rear gardens, off road car parking, a garage, no forward chain and

the potential to extend (subject to necessary planning consent), early viewing is strongly recommended in order to appreciate both the accommodation and location on offer.



ENTRANCE: Lowered kerb leading to shared tarmac driveway providing vehicular access to garages for both No.10 & No.11 with off road parking to the front of the garage, brick retaining wall and gateway leading to right hand side of the property, wood framed door leading to porch, main front door with glazed panels leading to:

HALLWAY: L shaped, infinity ceiling, picture rail, access to loft space, central heating control switch, radiator, wooden panelled doors to primary rooms, built-in cupboard housing gas and electric meters, controls for the solar panels.

SITTING ROOM: 15'0" x 12'3" Double glazed square bay window to front aspect overlooking driveway with radiator under, central chimney breast with wood surround fireplace and electric coal effect fire (not tested), ceiling coving, picture rail.



KITCHEN: 10'0" x 10'0" Double glazed window to side aspect, comprehensive range of matching wall and floor units with wood block effect roll top work surface, inset 1½ bowl stainless steel sink unit with mixer tap, inset four ring ceramic hob with oven under, extractor hood, fan and light over, wood effect vinyl flooring door to:

OUTSIDE: Directly to the rear of the property is an enclosed garden which is mainly laid to lawn central pathway and mature shrubs and fruit trees, the garden is enclosed by a brick retaining wall to left hand side and fence panelling to the rear and right hand side, patio area, wrought iron gate to side patio and front garden, the gardens are enclosed by fence panelling on all sides, side pedestrian gate.



CONSERVATORY: 10'0" x 7'7" Polycarbonate glazed roof, tiled flooring, twin double glazed doors with windows to either side leading to rear garden, range of units with space and plumbing for washing machine and tumble dryer.

GARAGE: 16'6" x 8'5" Up and over door.

BEDROOM 1: 12'2" x 12'0" Double glazed window to rear aspect overlooking garden with radiator under, picture rails.

TO FIND THE PROPERTY: From our office proceed along the Havant Road in a westerly direction taking the third road on the left hand side into Court Lane, then third on the left into Court Close where No.10 can be found at the eastern end of the left hand side.

BEDROOM 2: 10'0" x 9'0" Double glazed windows to front aspect overlooking driveway with radiator under, panelled door.

AGENTS NOTES:

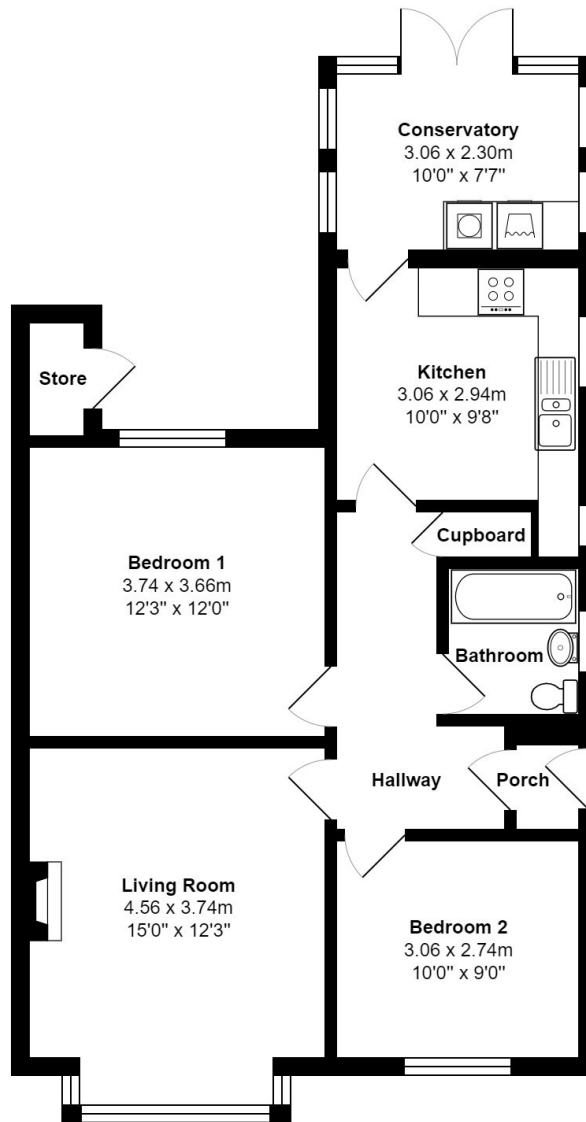
Council Tax Band C - Portsmouth City Council

Broadband – ASDL/FTTC [Fibre Checker \(openreach.com\)](https://www.openreach.com)

Flood Risk – Refer to - ([GOV.UK \(check-long-term-flood-risk.service.gov.uk\)](https://www.gov.uk/check-long-term-flood-risk.service.gov.uk))



BATHROOM: White suite comprising; close coupled w.c., pedestal wash hand basin, fully ceramic tiled to walls, panelled bath with mains shower over and glazed screen, double glazed frosted window to side aspect, chrome heated towel rail.



Total Area: 70.9 m² ... 763 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	
(69-80)	C	77
(55-68)	D	82
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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

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