



86 Eveleigh Road, Drayton, Hampshire, PO6 1DN

TOWN & COUNTRY
SOUTHERN

- £680,000 Freehold
- Four Bedroom Semi-Detached Family Home
- Views Towards Langstone Harbour
- Three Reception Rooms
- Garage & Off Road Parking
- No Forward Chain

A four bedroom semi-detached family home which is situated in an elevated position close to local shopping amenities, bus routes, commutable road links and within the catchment for both Solent and Springfield Schools (subject to confirmation). The spacious accommodation offers 1937 sq ft of living space arranged over two floor and comprises: hallway, kitchen, cloakroom, 15' living room, conservatory and 14' dining room on the ground floor with four double bedrooms and a bathroom on the first floor. The driveway leads to the garage and to the rear is a southerly facing lawned rear garden. The property has views towards Langstone Harbour in the distance and although in need of some modernisation it is offered with off road parking, gas fired central heating, spacious reception rooms and with no forward chain, 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 along the Havant Road in an easterly direction bear left at the traffic light junction into Farlington Avenue, take the first road on the right hand side into Evelegh Road continue crossing Galt Road where No.86 can be found on the right hand side.



ENTRANCE: Lowered kerb leading to twin gates leading to driveway and garage, to the right hand side of the property is a brick retaining wall, to the left is low level fence panelling with side pedestrian gate, lawned garden leading down to lower level. Entrance level with patio area and gateway providing side pedestrian access, main front door with stained glass panels with frosted glazed panel to one side leading to:

HALLWAY: Coir matted area, balustrade staircase rising to first floor, textured ceiling, understairs storage cupboard housing gas and electric meters, radiator, doors to primary rooms.

KITCHEN: 12'6" x 11'10" Double glazed window to front aspect, range of wall and floor units with roll top work surface, inset 1½ bowl sink unit with mixer tap, range of drawer units, space for dishwasher, ceramic tiled surrounds, inset four ring gas hob with extractor hood, fan and light over, space for fridge and freezer, eye-level double oven and grill with storage cupboard to one side, radiator with shelf over, built-in cupboard housing Baxi boiler supplying domestic hot water and central heating (not tested), side pedestrian door.

CLOAKROOM: Low level w.c., wash hand basin with mixer tap, double glazed window to side aspect, built-in storage cupboard.

LIVING ROOM: 15'0" x 14'0" Twin glazed doors with matching panels to either side leading to dining room, sliding patio door with full height windows to either side leading to conservatory, radiator.

CONSERVATORY: 12'6" x 12'6" Polycarbonate glazed roof, windows to all aspects, twin doors leading to decked area and steps down to garden.

DINING ROOM: 14'0" x 13'0" Raised step, double glazed windows to rear aspect overlooking garden with radiators under, textured ceiling with coving, glazed panelled door to hallway.

FIRST FLOOR: Landing with balustrade, window to front aspect, radiator, built-in double doored storage cupboard with hot water cylinder (not tested), doors to primary rooms.

BEDROOM 1: 15'0" x 14'0" Window to rear aspect overlooking garden with far reaching views towards Langstone Harbour in the distance, radiator, range of mirror doored built-in sliding doored wardrobes to one wall with hanging space and shelving.

BEDROOM 2: 13'10" x 13'0" Double glazed window to rear aspect overlooking garden with far reaching views towards Langstone Harbour in the distance, radiator, textured ceiling with coving.

BEDROOM 3: 16'1" x 9'0" Double glazed window to front aspect with radiator under, range of built-in wardrobes to one wall with hanging space and shelving.

BEDROOM 4: 12'0" x 10'8" Double glazed window to front aspect with radiator under, picture rail.

BATHROOM: Coloured suite comprising: Panelled bath with mixer tap and hand grips, tiled surrounds, vinyl flooring, pedestal wash hand basin with mixer tap, low level w.c., double glazed window to side aspect.

OUTSIDE: To the rear is a southerly facing lawned garden enclosed by fence panelling on both sides, wooden built shed.

GARAGE: 16'2" x 8'11" With up and over door to the front, power and light.

AGENTS NOTES: Council Tax Band E - Portsmouth City Council

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

Flood Risk – Refer to -

[\(GOV.UK \(check-long-term-flood-risk.service.gov.uk\)\)](http://GOV.UK (check-long-term-flood-risk.service.gov.uk))





Total Area: 179.9 m² ... 1937 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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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