



9 Old Manor Way, Drayton, Hampshire, PO6 2NH

TOWN & COUNTRY
SOUTHERN

- £425,000 Freehold
- An Extended 3 Bedroom Semi-Detached Home
- 2 Reception Rooms & 22' Kitchen
- 2 Bathrooms / Close to Amenities
- Enclosed Rear Garden with Rear Access
- Garage

An extended, three-bedroom semi-detached family home which is situated in a popular residential location yet within easy access of local shopping amenities, bus routes, recreation grounds, commutable road links and catchment for both Court Lane and Springfield Schools (subject to confirmation). The accommodation is arranged over three floors and comprises: hallway, sitting room, dining room, 22' kitchen and cloakroom on the ground floor with two double bedrooms, a bathroom and study area on the first floor with a further bedroom and bathroom on the top floor. The property is offered with side pedestrian access, a garage, enclosed rear garden, double glazing, gas fired central heating and fitted floor coverings throughout, early internal viewing is strongly recommended in order to appreciate both the accommodation and location offer.

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, take the sixth road on the left hand side into Old Manor Way where No.9 can be found a short distance along on the left hand side.

ENTRANCE: Pillared gateway with gate, pathway leading to step up to main front door, brick retaining walls on all sides, paved area with bark chipping surrounds, twin double glazed front doors with arched panel over leading to:

PORCH: Internal grey double-glazed door with frosted panels and matching panels to either side and over leading to:



HALLWAY: Staircase rising to first floor with understairs storage cupboard housing gas meter, ceiling coving, radiator with cover over, picture rail, panelled doors to primary rooms.

SITTING ROOM: 15'0" x 13'9" Double glazed bow bay window to front aspect overlooking garden, ceiling coving, picture rail, double radiator, central chimney breast with tile effect arched inlay and hearth.

CLOAKROOM: Concealed cistern w.c., corner wash hand basin with tiled splashback, extractor fan, ceiling spotlights.

DINING ROOM: 15'0" into bay window x 11'9" Double glazed windows to rear aspect overlooking garden with low sill, wood laminate flooring, ceiling coving, picture rail, double radiator, central chimney breast with surround fireplace, serving hatch to kitchen.

KITCHEN: 22'10" x 7'10" Comprehensive range of wall and floor units with wood block work surface, eye-level double oven and grill with storage cupboards over and under, range of drawers, inset five ring gas hob with extractor hood, fan and light over, ceramic tiled surrounds, chrome fronted power points, under unit lighting, butler style sink with wooden block surface to one side and drainer to the other, space for dishwasher, tiled flooring, space for American style fridge/freezer, twin double glazed doors leading to rear garden with windows to two aspects overlooking garden, larder style utility cupboard, work surface with washing machine point, space for tumble dryer, wall mounted boiler supplying domestic hot water and central heating (not tested), electric consumer box, ceiling spotlights, tiled flooring, polycarbonate glazed roof to one end.

FIRST FLOOR: Landing with study area, double glazed window to front aspect, radiator, panelled doors to primary rooms, staircase rising to top floor.

BEDROOM 2: 16'4" into bay window x 12'2" Double glazed bow bay window to front aspect, ceiling spotlights, central chimney breast with built-in wardrobe to one side, radiator with cover over, picture rail, ceiling spotlights.

BEDROOM 3: 13'0" x 11'0" Double glazed windows to rear aspect overlooking garden with radiator under, picture rail.

FAMILY BATHROOM: White suite comprising: bath with tiled surrounds, fully ceramic tiled to ¾ wall height, double glazed frosted window to rear aspect, pedestal wash hand basin, low level w.c., heated towel rail, corner shower cubicle with curved panelled doors, drench style hood and separate shower attachment.

SECOND FLOOR: Landing, doors to bedroom 1 and bathroom.

BEDROOM 1: 18'0" x 12'0" measurements taken from approximately 1'10" off floor level to front ceiling restricting head room, sloping roof to front with skylight windows with blinds and fire escape, access to loft eaves, double glazed dormer window to rear aspect with views over roof tops towards Portsdown Hill in the distance, radiator with cover over.

BATHROOM 2: White suite comprising: double ended panelled bath with drench style hood and separate shower attachment, wall mounted controls and shower screen, recessed shelving, ceiling spotlights, access to loft space, concealed cistern w.c. with shelf over, vanity wash hand basin with mixer tap and cupboard under, double glazed frosted window to rear aspect, tiled flooring.

OUTSIDE: To the rear accessible from the kitchen is a step leading onto decked area with pathway, lawn to one side and bark chippings to the other, raised flower borders, Wendy house, shed and garden store. Directly to the rear of the garden are three arched topped gates, one at an angle leading to hardstanding, power points, cold water tap.

GARAGE: 15'10" x 8'0" Up and over door, fluorescent tube lighting, LED lighting, separate consumer box and power points, connection for computer network, double glazed door and window to side aspect.

AGENTS NOTES:

Council Tax Band C - Portsmouth City Council

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

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





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	73	82
(56-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
<small>WWW.EPC4U.COM</small>			

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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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