

**£300,000**  
**82 Drayton Road**  
Portsmouth, PO2 0BX



## PROPERTY SUMMARY

GARAGE! Jeffries & Dibbens are excited to bring to the market this substantial, three bedroom, terraced property located in Drayton Road, North End. Offered with no forward chain, the spacious accommodation on the ground floor comprises two reception rooms measuring 12ft & 17ft respectively, a 17ft kitchen/diner and a WC. First floor accommodation offers three bedrooms, with the master bedroom measuring an impressive 23ft and benefitting from an ensuite shower room, plus the four piece family bathroom. Additional benefits include double glazing, gas central heating and a fully enclosed, 37ft garden with brick built storage shed. The property also boasts a garage! Contact our Portsmouth branch to arrange your internal viewing, open late! 02392 661 662







#### **OBSCURE PVC DOUBLE GLAZED FRONT DOOR**

**PORCH** Two obscure PVC double glazed windows to front aspect, tiled floor, hardwood front door to:-

**HALL** Stairs to first floor, radiator, dado rail, doors to reception rooms one and two.

**RECEPTION ROOM ONE** 12' 06" into bay x 12' 06" into recess (3.81m x 3.81m) PVC double glazed bay window to front aspect, radiator, obscure borrowed light window to reception room two, feature fireplace with tiled surround.

**RECEPTION ROOM TWO** 17' 11" into recess x 12' 0" (5.46m x 3.66m) Obscure borrowed light window to reception room one, obscure borrowed light window to kitchen/diner, under stairs storage cupboard, radiator, feature fireplace with gas fire, obscure glazed door to kitchen/diner.

**KITCHEN/DINER** 17' 10" max x 11' 05" (5.44m x 3.48m) Two PVC double glazed windows to rear aspect, PVC double glazed doors to garden, obscure glazed door to rear lobby, radiator, range of wall and base level units, roll top work surfaces, tiling to principal areas, stainless steel sink and drainer unit with mixer tap over, space for gas cooker, plumbing for washing machine, space for fridge/freezer.

**REAR LOBBY** PVC double glazed door to garden, folding door to WC.

**WC** Obscure PVC double glazed window to rear aspect, low level WC, tiling to principal areas.

**FIRST FLOOR LANDING** Built-in storage cupboard, dado rail, loft hatch, doors to:-

**BEDROOM ONE** 23' 11" x 11' 11" narrowing to 6' 6" min (7.29m x 3.63m) PVC double glazed window to rear aspect, two radiators, built-in wardrobes and overhead storage, door to ensuite shower room.

**ENSUITE SHOWER ROOM** Walk-in shower cubicle, pedestal mounted wash basin, tiling to principal areas, extractor.

**BEDROOM TWO** 11' 11" into recess x 10' 09" (3.63m x 3.28m) PVC double glazed window to front aspect, radiator, built-in wardrobe and overhead storage.

**BEDROOM THREE** 11' 04" x 7' 09" (3.45m x 2.36m) PVC double glazed window to rear aspect, built-in cupboard housing 'Ideal' combination boiler, radiator.

**BATHROOM** 8' 05" x 5' 08" (2.57m x 1.73m) Obscure PVC double glazed window to front aspect, panelled bath, pedestal mounted wash basin, low level WC, walk-in shower cubicle, radiator, tiling to principal areas.

**GARDEN** 37' 09" approx. (11.51m) Mainly laid to lawn with patio area, raised borders, outside tap, door to garage, PVC double glazed door to brick-built shed.

**GARAGE** Wooden doors, accessed at rear.





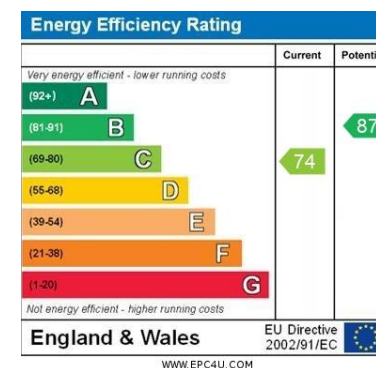
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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