

£219,995
36 Drayton Road
Portsmouth, PO2 0BX

PROPERTY SUMMARY

Jeffries & Dibbens are pleased to present this two double bedroom terraced home, situated on Drayton Road in North End. The property features two spacious reception rooms, a fitted kitchen and a ground floor bathroom. Additional benefits include gas central heating, double glazing throughout, and a fully-enclosed, rear garden complete with a brick-built shed. To fully appreciate what this property has to offer, contact Jeffries & Dibbens Portsmouth today! 02392 661 662





OBSCURE PVC DOUBLE GLAZED FRONT DOOR

RECEPTION ROOM ONE 11' 1" max x 11' 11" (3.38m x 3.63m) PVC double glazed bay window to front aspect, radiator, feature fireplace, open to reception room two, stairs to first floor.

RECEPTION ROOM TWO 11' 11" x 9' 7" max (3.63m x 2.92m) PVC double glazed window to rear aspect, radiator, under stairs cupboard space, open to kitchen.

KITCHEN 10' 9" x 7' 6" (3.28m x 2.29m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, 1 1/2 bowl stainless steel sink with mixer tap and drainer unit, gas cooker point, wall mounted combination boiler, space for fridge/freezer, tiled splash back, door to lobby.

LOBBY Obscure PVC double glazed back door to garden, door to bathroom.

BATHROOM Obscure PVC double glazed window to side aspect, pedestal wash basin, close coupled WC, tiled throughout, bath with shower over, radiator, tiled flooring, spot lighting.

FIRST FLOOR LANDING Door to bedroom one and bedroom two.

BEDROOM ONE 12' x 10' 2" max (3.66m x 3.1m) PVC double glazed window to front aspect, radiator, fitted cupboard.

BEDROOM TWO 12' 1" x 9' 10" max (3.68m x 3m) PVC double glazed window to rear aspect, radiator, cupboard space.

REAR GARDEN 37' (11.28m) Fully enclosed, mainly laid to patio, door to shed, outside tap.

SHED 11' 8" x 5' 4" (3.56m x 1.63m) Power and light, plumbing for washing machine.



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 misstatement. 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 B

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

**Jeffries
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estate and letting agents

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