



OFFERS IN EXCESS OF

£220,000

5 Drayton Road

Portsmouth, PO2 7HN

PROPERTY SUMMARY

Jeffries & Dibbens are delighted to offer for sale this two double bedroom, terraced property located in Drayton Road, North End. Accommodation comprises two reception rooms, a fitted kitchen and a modern fitted, four piece bathroom. Additional benefits include gas central heating, double glazing throughout and a 51ft west-facing garden. To appreciate all that is on offer, please contact Jeffries & Dibbens Portsmouth today! 02392 661 662





OBSCURE COMPOSITE FRONT DOOR TO HALLWAY

HALLWAY Door to reception room one, open to reception room two, cupboard housing gas and electric meters.

RECEPTION ROOM ONE 11' 9" into bay x 9' 0" (3.58m x 2.74m) PVC double glazed bay window to front aspect, feature fireplace, double radiator.

RECEPTION ROOM TWO 12' 0" x 10' 9" (3.66m x 3.28m) PVC double glazed window to rear aspect, radiator, stairs to first floor, under stairs cupboard space, open to kitchen, laminate floor.

KITCHEN 12' 1" x 7' 7" (3.68m x 2.31m) PVC double glazed window to side aspect, double radiator, cupboard housing wall mounted combination boiler, plumbing for washing machine, stainless steel sink with mixer tap and drainer unit, space for dryer, space for fridge freezer, integral electric oven, gas hob, tiled to principle areas, open to lobby.

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

BATHROOM Obscure PVC double glazed window to rear aspect, spotlighting, concealed cistern W.C, tile enclosed bath, walk-in shower cubicle with rainfall shower attachment, extractor fan, tiled to principle areas, stainless steel heated towel rail, vanity unit.

FIRST FLOOR LANDING Doors to bedroom one and two

BEDROOM ONE 12' 1" x 10' 5" (3.68m x 3.18m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 12' 0" x 10' 5" (3.66m x 3.18m) PVC double glazed window to rear aspect, radiator, air con unit.

GARDEN 51' (15.54m) West-facing, fully-enclosed, paving, wooden shed, outside tap.





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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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