



£300,000
30 Cranborne Road
Drayton, PO6 2BQ

NO FORWARD CHAIN! We are pleased to welcome to sales market this spacious three bedroom semi-detached house situated in the popular hillslope location of Cranborne Road, Drayton. The accommodation briefly comprises; porch, WC, kitchen, dining room, lounge and conservatory to the ground floor. On the first floor you will find three generous bedrooms and a family bathroom. Additional benefits to the property include off road parking, large garage to the rear, south facing garden and catchment to both Court Lane and Springfield Schools. A viewing is highly recommended and can be arranged via Jeffries and Dibbens (Drayton).





PORCH 5' 11" x 5' 6" (1.8m x 1.68m)

WC 5' 10" x 2' 7" (1.78m x 0.79m)

KITCHEN 7' 3" x 6' 11" (2.21m x 2.11m)

DINING ROOM 16' 2" x 7' 6" (4.93m x 2.29m)

LIVING ROOM 16' 2" x 11' 7" (4.93m x 3.53m)

CONSERVATORY

LANDING

BEDROOM ONE 15' 10" x 10' 10" (4.83m x 3.3m)

BEDROOM TWO 12' 8" x 8' 6" (3.86m x 2.59m)

BEDROOM THREE 9' 9" x 7' 5" (2.97m x 2.26m)

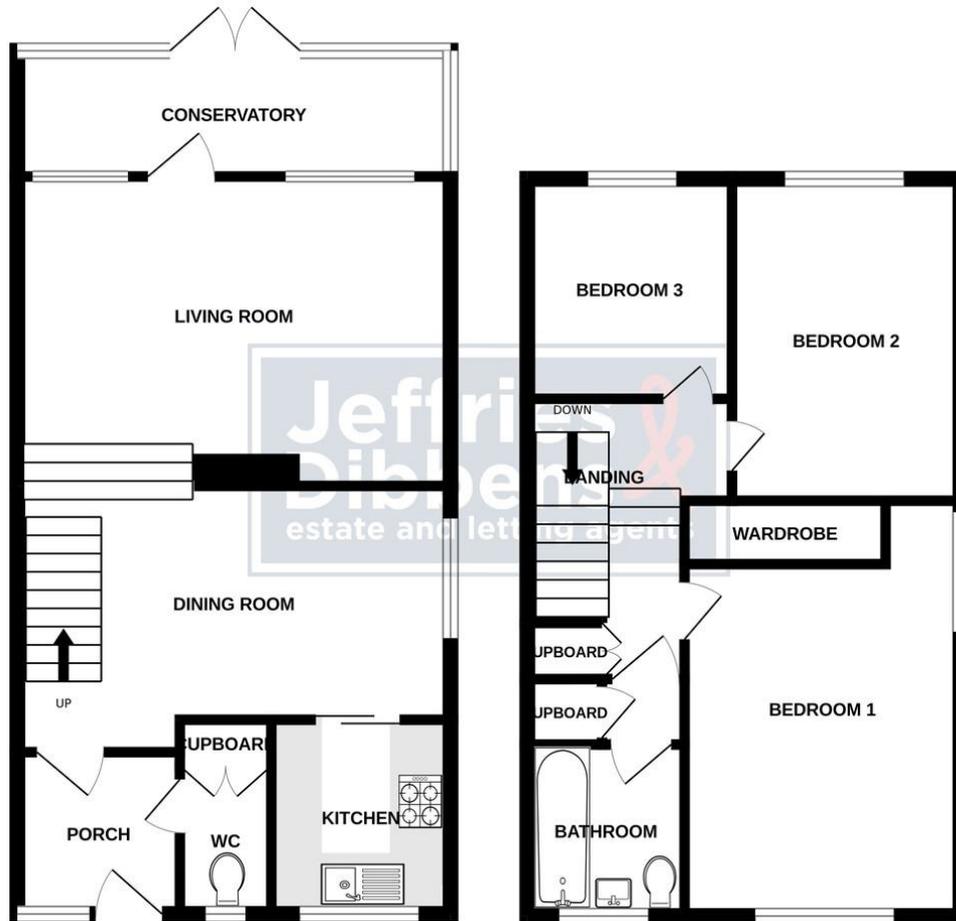
BATHROOM 6' 0" x 5' 11" (1.83m x 1.8m)

GARDEN

GARAGE With power and lighting.

GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		

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.
Made with Metropix ©2023



OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire,
PO6 2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk

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