



£449,995
60 Old Manor Way
Drayton, PO6 2NN

We are proud to present to the market, this four bedroom semi-detached house situated in Old Manor Way, Drayton. Within the catchment for both Court Lane and Springfield schools, this family home consists of living room, open-plan kitchen/diner with downstairs WC, and three bedrooms and bathroom on the first floor, along with master bedroom with ensuite to the second floor. The property already benefits from off-road parking for two cars, garage and gas central heating. To appreciate this lovely home, please call the Drayton office today.

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PORCH

ENTRANCE HALL

LIVING ROOM/BEDROOM 14' 6" x 11' 4" (4.42m x 3.45m)

KITCHEN/DINER 23' 11" x 18' 7" (7.29m x 5.66m)

UTILITY STORAGE

WC

FIRST FLOOR LANDING

BATHROOM 5' 11" x 5' 4" (1.8m x 1.63m)

BEDROOM TWO 12' 9" x 12' (3.89m x 3.66m)

BEDROOM THREE 14' 8" x 11' 1" (4.47m x 3.38m)

BEDROOM FOUR 7' 11" x 7' 2" (2.41m x 2.18m)

SECOND FLOOR LANDING Doors leading to:-

BEDROOM ONE 17' 6" x 10' 8" (5.33m x 3.25m)

EN-SUITE SHOWER ROOM

OUTSIDE

REAR GARDEN

GARAGE Metal up and over door, power and lighting.

GAMES ROOM/BAR 19' 11" x 10' 10" (6.07m x 3.3m)

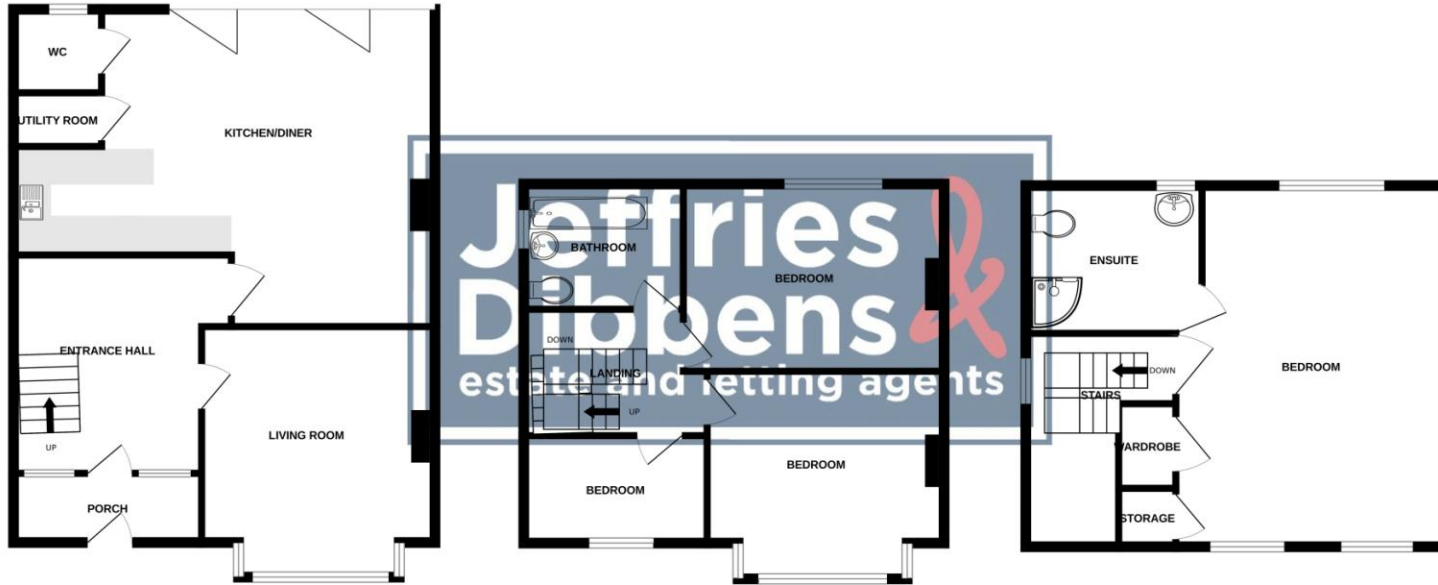
WC



GROUND FLOOR

1ST FLOOR

2ND FLOOR



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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		80
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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