

GUIDE PRICE

£400,000 - £425,000

2 Uplands Road

Drayton, PO6 1HR



We are delighted to welcome to the sales market, this extended three bedroom semi-detached home situated in a desirable elevated hillslope location. Uplands Road can be found close to local amenities, bus routes, motorway links, recreational areas and also falls within the catchment for both Solent and Springfield schools. The accommodation comprises; entrance hall, living room, dining room, kitchen, WC and conservatory to the ground floor. On the first floor you will find three bedrooms and family shower room. The property has a host of benefits these include a large easterly facing garden, off road parking, gas central heating and double glazing. Early internal viewing is strongly recommended in order to appreciate both the accommodation and location on offer.





ENTRANCE HALL 10' 3" x 6' 5" (3.12m x 1.96m)

LIVING ROOM 13' 5" x 11' 11" (4.09m x 3.63m)

DINING ROOM 18' 9" x 9' 6" (5.72m x 2.9m)

KITCHEN 10' 3" x 9' 5" (3.12m x 2.87m)

CONSERVATORY 9' 5" x 8' 6" (2.87m x 2.59m)

WC

LANDING

BEDROOM ONE 13' 0" x 9' 11" (3.96m x 3.02m) Housing combination boiler.

BEDROOM TWO 14' 2" x 11' 0" (4.32m x 3.35m)

BEDROOM THREE 9' 5" x 6' 11" (2.87m x 2.11m)

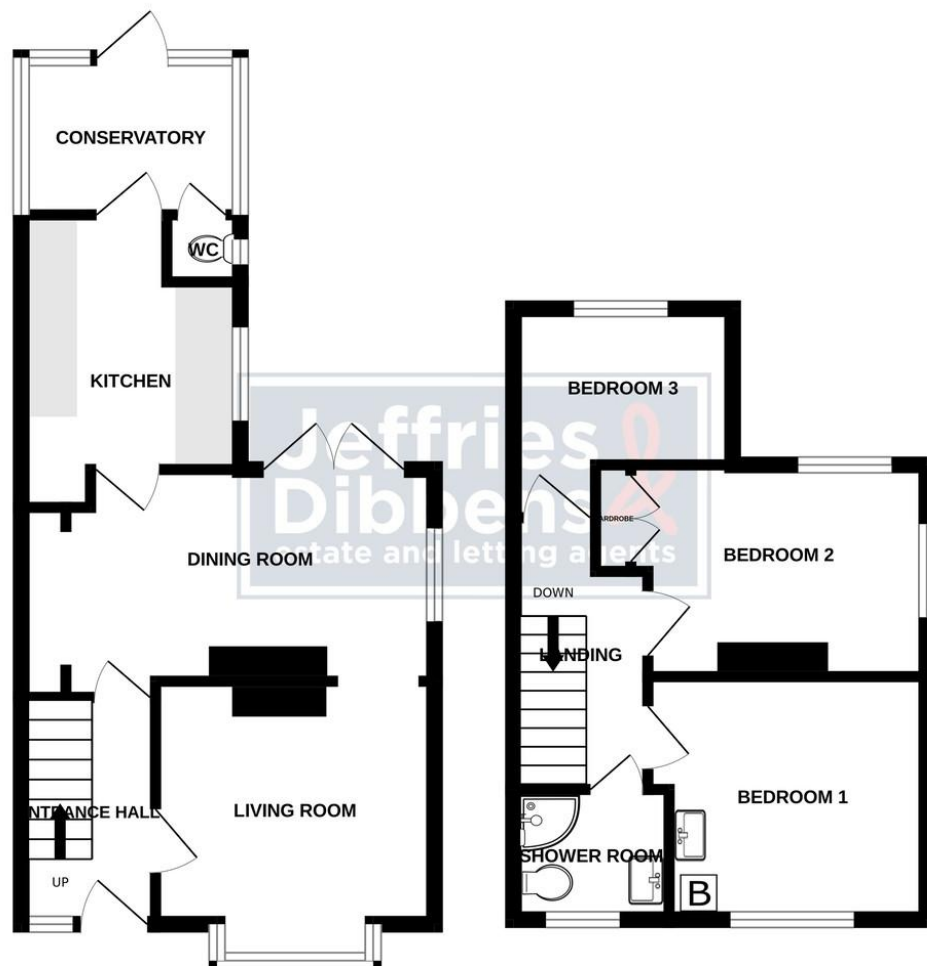
SHOWER ROOM 6' 2" x 4' 8" (1.88m x 1.42m)

GARDEN In excess of 100ft.



GROUND FLOOR

1ST 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			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	66 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

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