



**£400,000**  
**15 Kinross Crescent**  
Drayton, PO6 2NP

We are delighted to welcome to the sales market this spacious four bedroom end of terrace family home situated in the popular location of Kinross Crescent, Drayton. The property is located within the catchment for Court Lane and Springfield Schools and is a short distance from local shops, Drayton Park, bus routes, motorway links and other amenities. The accommodation is arranged over three floors and comprises; porch, entrance hall, lounge, open plan kitchen/diner, conservatory and WC to the ground floor. On the first floor you will three bedrooms and a four piece bathroom suite with the master bedroom and en-suite shower room to the top floor. Additional benefits to the property include a large well maintained rear garden, off road parking, garage to the rear, gas central heating and double glazing throughout. A viewing is highly recommended and can be arranged via Jeffries and Dibbens (Drayton).





## PORCH

**ENTRANCE HALL** 15' 5" x 5' 9" (4.7m x 1.75m)

**LOUNGE** 14' 07" x 11' 10" (4.44m x 3.61m)

**KITCHEN/DINER** 18' 04" x 12' 06" (5.59m x 3.81m)

**CONSERVATORY** 15' 01" x 9' 08" (4.6m x 2.95m)

**CLOAKROOM/ UTILITY** 6' 4" x 2' 5" (1.93m x 0.74m)

## LANDING

**BEDROOM ONE** 14' 08" x 11' 0" (4.47m x 3.35m)

**BEDROOM TWO** 12' 06" x 8' 05" (3.81m x 2.57m)

**BEDROOM THREE** 8' 01" x 6' 10" (2.46m x 2.08m)

**FAMILY BATHROOM** 7' 11" x 7' 04" (2.41m x 2.24m)

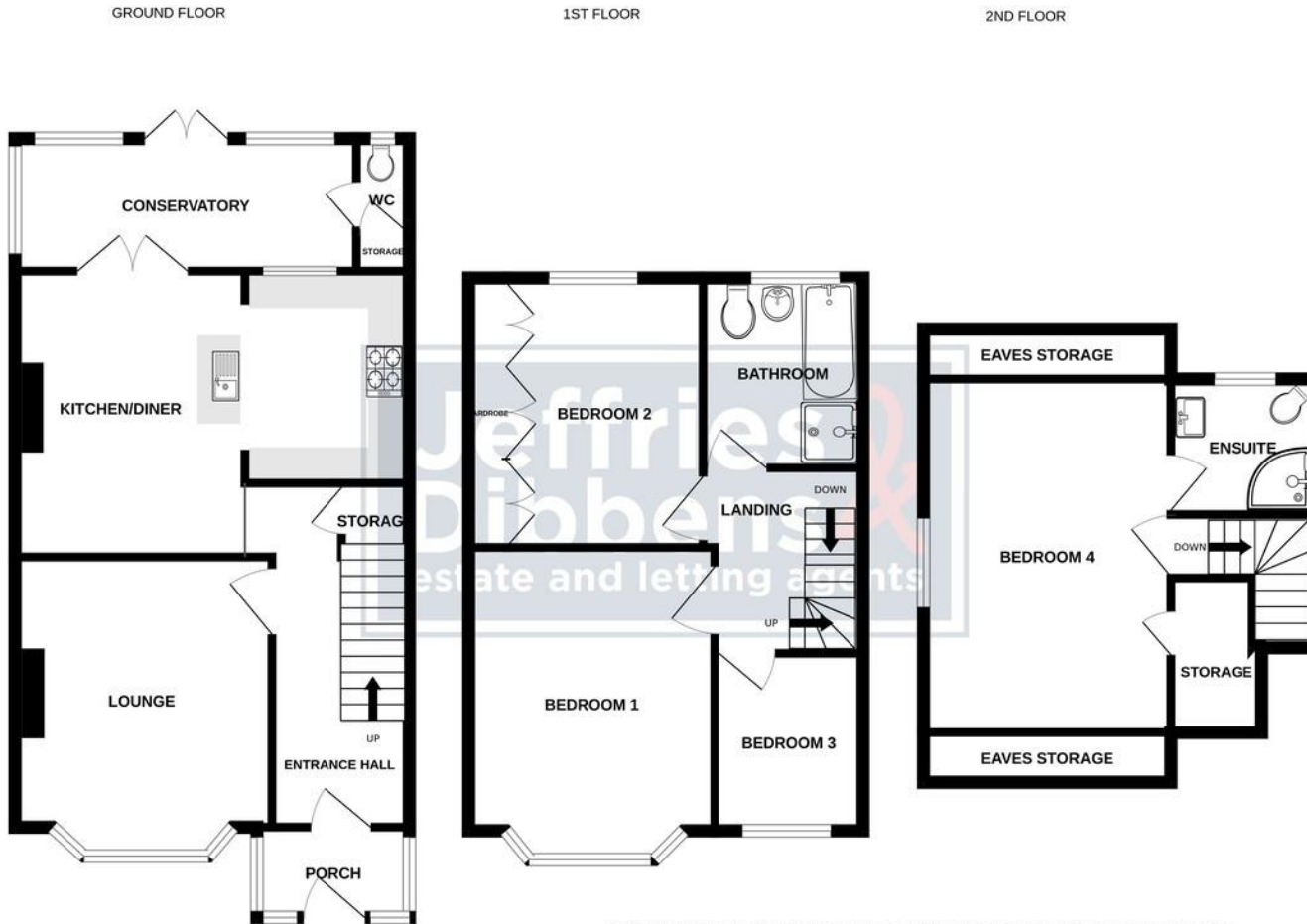
**BEDROOM FOUR** 15' 11" x 12' 05" (4.85m x 3.78m)

**ENSUITE** 6' 10" x 5' 02" (2.08m x 1.57m)

## GARDEN

## GARAGE





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 ©2024

**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		
69-80	C		70 C
55-68	D	56 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



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

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