



**£360,000**  
**41 Lealand Road**  
Portsmouth, PO6 1LZ

We're delighted to offer for sale this three bedroom semi-detached house situated in Lealand Road, Drayton. The property has been modernised over recent years to include an extended kitchen/diner, downstairs shower room, modern family bathroom suite, gas central heating, double glazing and off road parking. Contact Jeffries and Dibbens (Drayton) to arrange your viewing.





## **ENTRANCE HALL**

**LOUNGE** 14' 8" x 10' 7" (4.47m x 3.23m)

**KITCHEN/DINER** 17' 5" x 17' 4" (5.31m x 5.28m)

**SHOWER ROOM** 7' 4" x 5' 9" (2.24m x 1.75m)

## **LANDING**

**BEDROOM ONE** 12' 8" x 10' 0" (3.86m x 3.05m)

**BEDROOM TWO** 11' 0" x 9' 6" (3.35m x 2.9m)

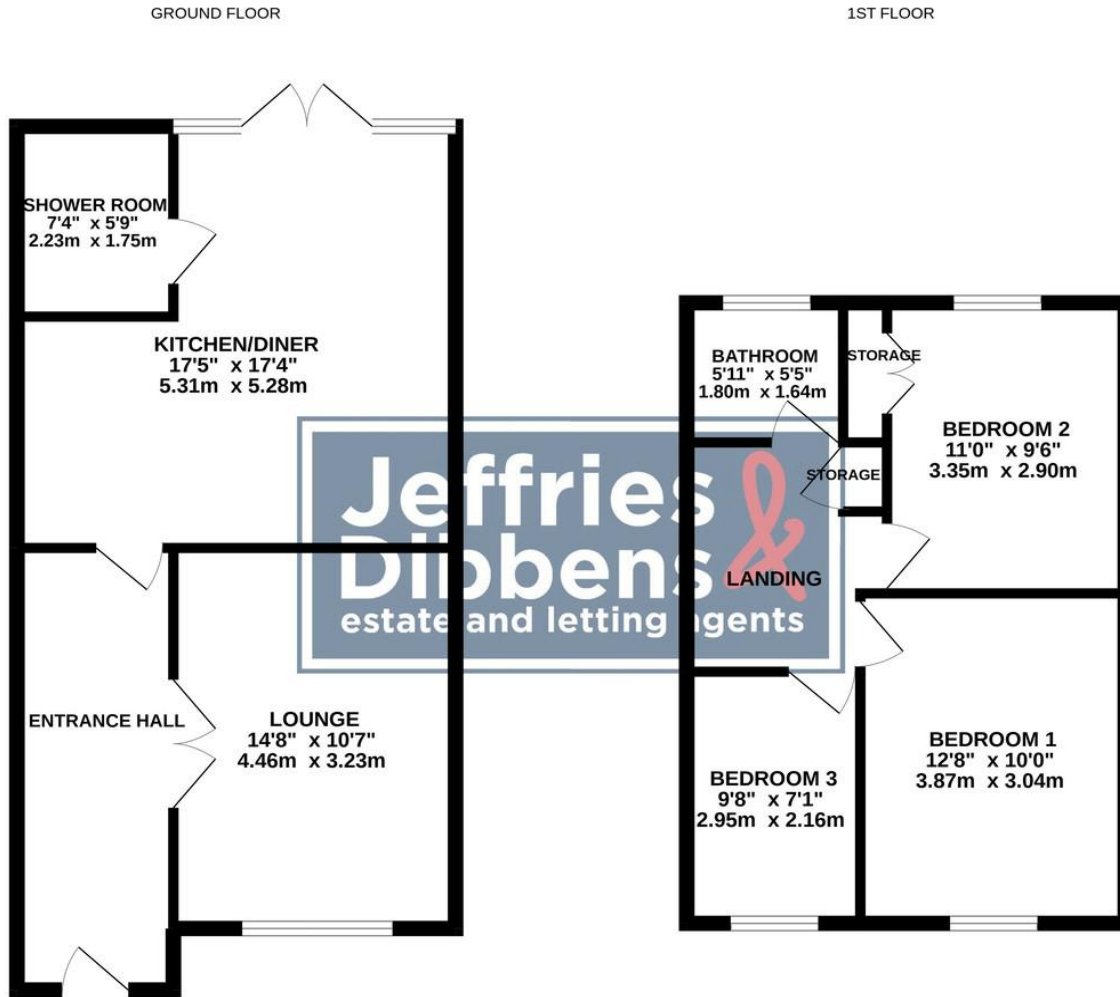
**BEDROOM THREE** 9' 8" x 7' 1" (2.95m x 2.16m)

**BATHROOM** 5' 11" x 5' 5" (1.8m x 1.65m)

## **GARDEN**

**PARKING** Off road parking to front.





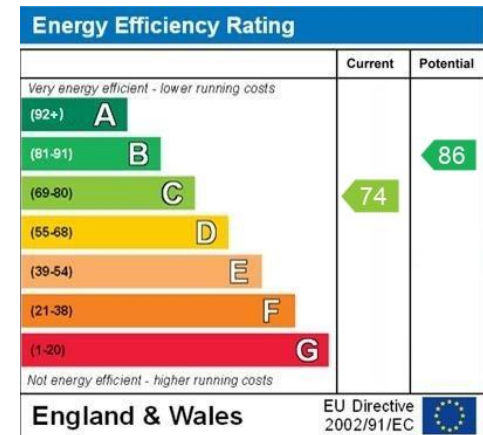
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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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