



£395,000
44 Lealand Road
Drayton, PO6 1LZ

NO FORWARD CHAIN! We are delighted to welcome to the sales market this spacious three bedroom semi-detached family home located in the popular cul-de-sac of Lealand Road, Drayton. This character property is situated within the catchment of Springfield and Court Lane Schools and is a short distance from shopping amenities, recreation grounds, bus routes, motorways links and other local amenities. The accommodation comprises: porch, entrance hall, lounge, 23ft dining room, kitchen, conservatory, utility and WC to the ground floor. On the first floor you will find three bedrooms and a bathroom suite. Additional benefits include 35ft tandem garages, off road parking, front and rear gardens and gas central heating. A viewing is highly recommended and can be arranged today.

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PORCH

ENTRANCE HALL 14' 5" x 8' 8" (4.39m x 2.64m)

LOUNGE 14' 5" x 11' 3" (4.39m x 3.43m)

DINING ROOM 23' 8" x 13' 6" (7.21m x 4.11m)

KITCHEN 9' 7" x 7' 11" (2.92m x 2.41m)

CONSERVATORY 10' 5" x 8' 11" (3.18m x 2.72m)

UTILITY ROOM 4' 8" x 4' 8" (1.42m x 1.42m)

WC 5' 2" x 4' 7" (1.57m x 1.4m)

LANDING

BEDROOM ONE 14' 3" x 13' 0" (4.34m x 3.96m)

BEDROOM TWO 12' 10" x 10' 10" (3.91m x 3.3m)

BEDROOM THREE 9' 7" x 8' 0" (2.92m x 2.44m)

BATHROOM 5' 11" x 5' 9" (1.8m x 1.75m)

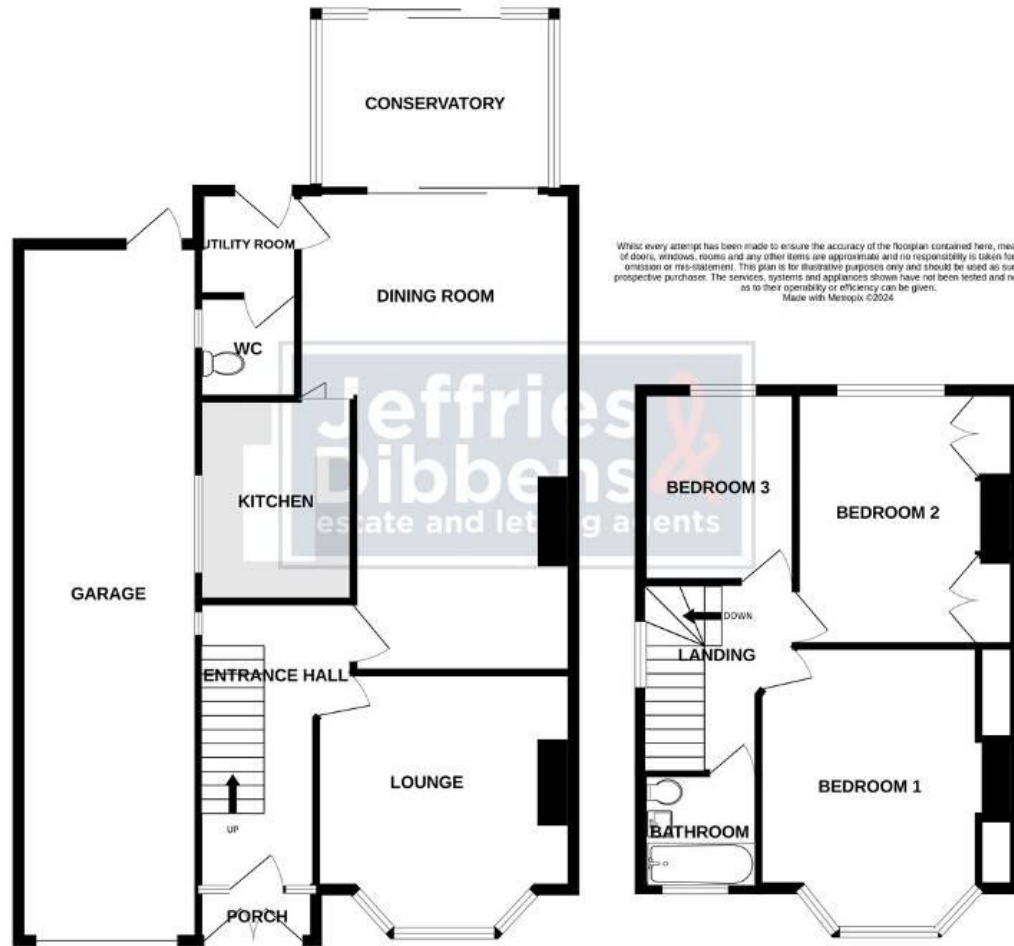
GARAGE 35' 2" x 8' 11" (10.72m x 2.72m)

GARDEN



GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

EPC To Follow

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

**Jeffries
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