



£475,000
23 Southdown Road
Drayton, PO6 2ED

We are delighted to welcome to the sales market this three bedroom 1930's style semi-detached family home, situated in the popular hillslope location of Southdown Road, Drayton. The well-presented property is within the catchment for Court lane and Springfield Schools and is a short distance from Cosham High Street, QA Hospital, bus routes, motorways links, recreation grounds and many other local shopping amenities. The accommodation comprises; entrance hall, 15' lounge, modern fitted kitchen, dining room, utility room, WC and conservatory to the ground floor. On the first floor you will find three generous bedrooms and a modern shower room. Additional benefits include a well-established rear garden, garage, off road parking, log burner and a host of character features throughout.

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ENTRANCE HALL 16' 3" x 7' 9" (4.95m x 2.36m)

LOUNGE 15' 9" x 13' 2" (4.8m x 4.01m)

DINING ROOM 13' 9" x 11' 3" (4.19m x 3.43m)

UTILITY ROOM 10' 1" x 8' 4" (3.07m x 2.54m)

WC 3' 3" x 3' 3" (0.99m x 0.99m)

CONSERVATORY 12' 2" x 10' 11" (3.71m x 3.33m)

LANDING

BEDROOM ONE 15' 9" x 13' 2" (4.8m x 4.01m)

BEDROOM TWO 14' 0" x 11' 4" (4.27m x 3.45m)

BEDROOM THREE 12' 9" x 8' 1" (3.89m x 2.46m)

SHOWER ROOM 7' 3" x 5' 7" (2.21m x 1.7m)

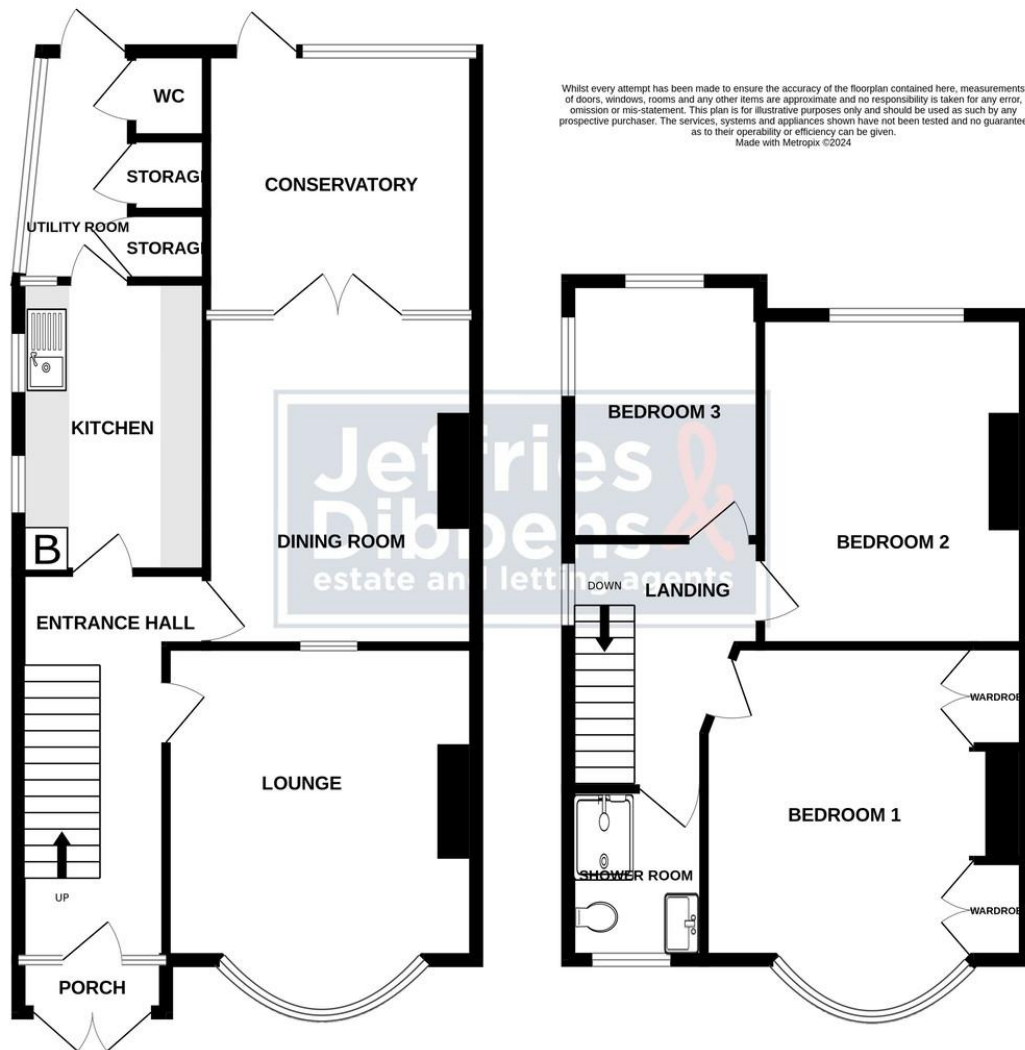
GARDEN

GARAGE 15' 1" x 8' 4" (4.6m x 2.54m) with power and electric.



GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-90)	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	

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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