

OFFERS IN EXCESS OF

£465,000

3 Waverley Road

Portsmouth, PO6 1RA

We are delighted to offer to the market this beautifully presented and extended three bed semi in the sought after location of Waverley Road, Drayton. The property has recently been renovated and upgraded by the current owners to a very high specification throughout. The accommodation comprises of an entrance hall, extended kitchen diner and separate reception room to the ground floor. And to the first floor there are three bedrooms and a recently refitted bathroom. To the rear there is a good size west facing garden, personal door to gym area/garage. To the front of the property there is a driveway to the garage with further off road parking. A viewing is highly recommended to fully appreciate the presentation and accommodation on offer.





LOUNGE 15' 8" x 11' 7" (4.78m x 3.53m)

KITCHEN 22' 8" x 16' 1" (6.91m x 4.9m)

FIRST FLOOR LANDING

BEDROOM ONE 11' 11" x 11' 7" (3.63m x 3.53m)

BEDROOM TWO 12' 3" x 10' 0" (3.73m x 3.05m)

BEDROOM THREE 8' 4" x 7' 0" (2.54m x 2.13m)

BATHROOM 7' 11" x 5' 4" (2.41m x 1.63m)

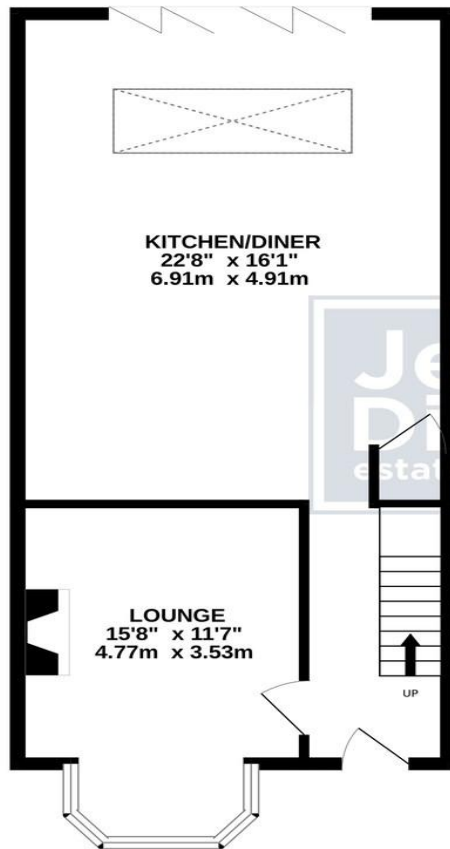
OUTSIDE

REAR GARDEN

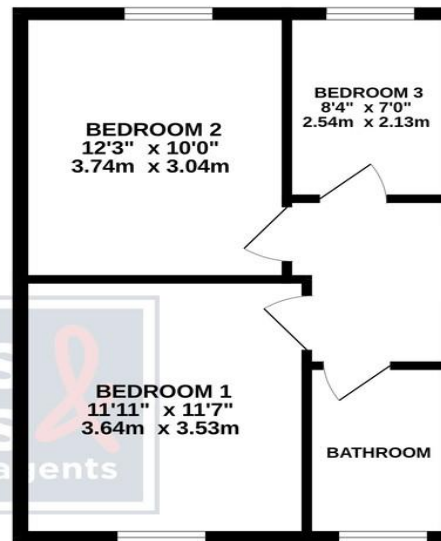
OFF ROAD PARKING

GARAGE/GYM

GROUND FLOOR



1ST FLOOR



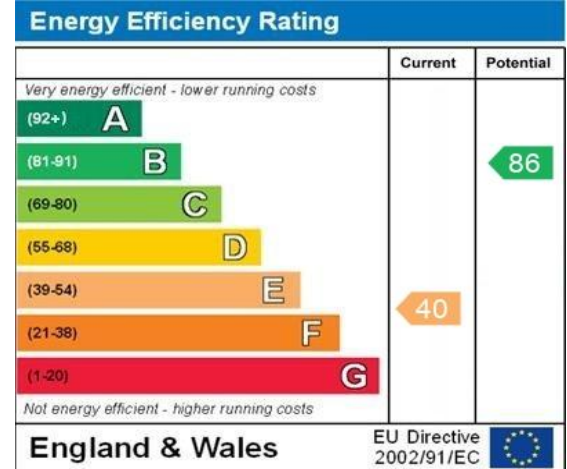
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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