

**£315,000**  
**11 Parlour Way**  
Drayton, PO6 1DY



## PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented two bedroom semi detached house located in Parlour Way, Drayton. The accommodation to the ground floor consists of a modern fitted kitchen opening to the lounge with dining space and a downstairs WC. To the first floor you will find two good size double bedrooms and the family bathroom. Externally the property boast a westerly facing rear garden and allocated parking located to the front. We feel that this property would be ideal for a first time buyer or someone looking to downsize. To arrange your viewing contact our Drayton Office today!





## ENTRANCE PORCH

## CLOAKROOM

**LOUNGE/KITCHEN/DINER** 27' 4" x 13' 8" max (8.33m x 4.17m max)

## FIRST FLOOR LANDING

**BEDROOM ONE** 13' 7" x 10' max (4.14m x 3.05m max)

**BEDROOM TWO** 13' 7" x 10' 2" max (4.14m x 3.1m max)

## BATHROOM

## OUTSIDE

## REAR GARDEN

**FRONT** Allocated off road parking.

**AGENTS NOTE** Please be aware that there is an estate charge of approx £250.00 payable per year.





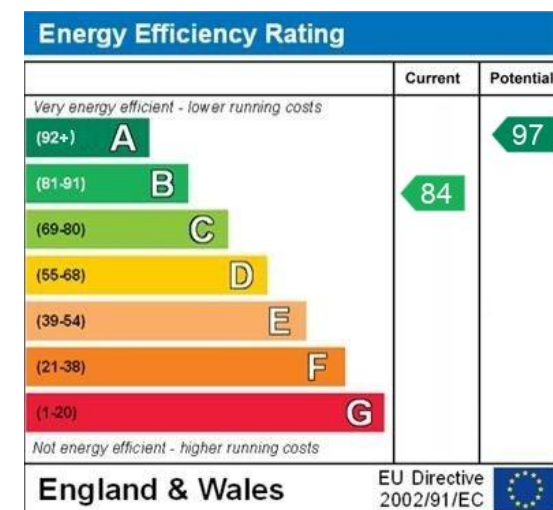
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



**Jeffries  
Dibbens**  
estate and letting agents

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