

£165,000
3 Aldsworth Close
Drayton, PO6 1QR

NO FORWARD CHAIN! We are pleased to welcome to the sales market this two bedroom maisonette situated in central Drayton and close to local shops, restaurants, travel links and other amenities. The accommodation comprises: entrance hall, kitchen and spacious lounge to the ground floor with two bedrooms and a bathroom to the top floor. We believe this property would make a great first time buy or investment purchase. A viewing is recommended and can be arranged via Jeffries and Dibbens (Drayton).





ENTRANCE HALL

KITCHEN 11' 8" x 8' 10" (3.56m x 2.69m)

LOUNGE 15' 10" x 12' 3" (4.83m x 3.73m)

LANDING

BEDROOM ONE 15' 10" x 12' 3" (4.83m x 3.73m)

BEDROOM TWO 9' 1" x 8' 5" (2.77m x 2.57m)

BATHROOM 6' 11" x 6' 8" (2.11m x 2.03m)

LEASE INFORMATION

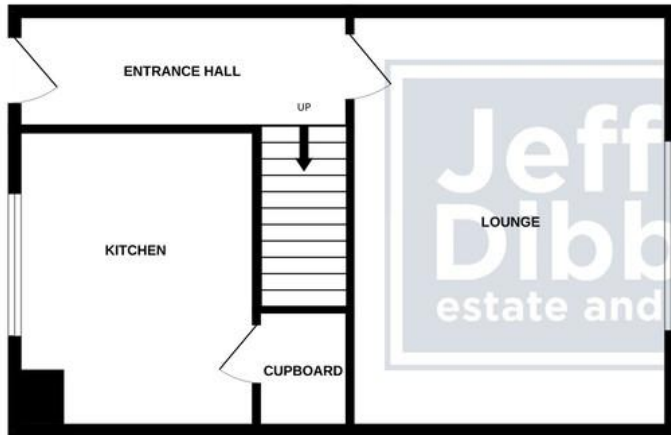
Lease length - 82 years remaining

Ground Rent - £60.00 Per Annum

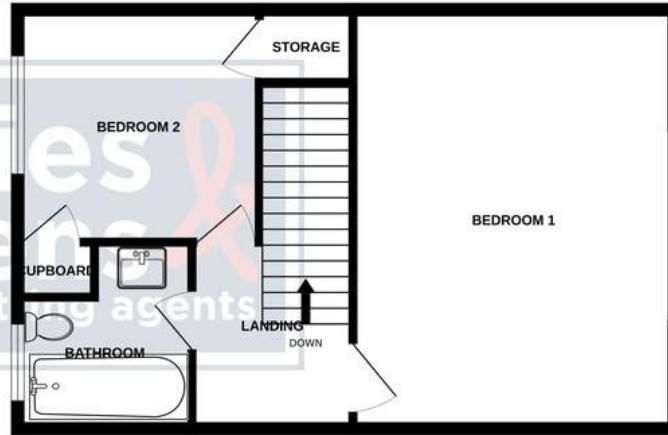
Service Charge - N/A

Building Insurance - Approx. £283.00 Per Annum

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
Leasehold

COUNCIL TAX BAND
Band B

VIEWINGS
By prior appointment only

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C		72 C	
55-68	D			
39-54	E	51 E		
21-38	F			
1-20	G			

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
Dibbensen**
estate and letting agents

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