

PROPERTY SUMMARY

We're pleased to present to the market this substantial six bedroom semi-detached family home located on Grove Road, Drayton. The property is ideally positioned within easy access of the motor way, train station and local schools and consists of a lounge, a dining area and a kitchen to the ground floor. Ascending the stairs to the first floor you will find the first four bedrooms including the master bedroom complete with an en-suite and a balcony with views of Portsdown hill and the second floor offers two further large double bedrooms. Externally the property boasts a good size rear garden, off road parking and a garage with electric roller garage door. To arrange your viewing contact our Drayton Office today!

















FRONT Off road parking, access to garage, front door to property.

HALLWAY

LOUNGE 13' 2 into bay" x 12' 0" (4.01m x 3.66m) **DINING AREA** 12' 1" x 10' 3" (3.68m x 3.12m) **KITCHEN** 15' 3" x 12' 2 max" (4.65m x 3.71m)

FIRST FLOOR LANDING

BEDROOM ONE 16' 9" x 14' 7 max" (5.11m x 4.44m) **BALCONY ENSUITE BEDROOM SIX** 8' 6" x 7' 3" (2.59m x 2.21m) **BEDROOM FIVE** 12' 1" x 10' 3" (3.68m x 3.12m) **BEDROOM FOUR** 12' 5" x 12' 0" (3.78m x 3.66m) **FAMILY BATHROOM**

SECOND FLOOR LANDING

BEDROOM TWO 18' 7 max" x 15' 7 max" (5.66m x 4.75m) **BEDROOM THREE** 18' 9 max" x 17' 5 max" (5.72m x 5.31m)

REAR GARDEN

WORKSHOP AREA 13' 0" x 7' 3" (3.96m x 2.21m) leading to garage

GARAGE 16' 0" x 14' 8" (4.88m x 4.47m)

GROUND FLOOR 1ST FLOOR 2ND 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

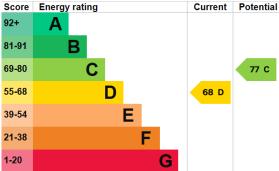
Freehold

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.

As part of our leg all obligations under the Money Laundering, Terror ist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, we are required to conduct an electronic identity verification check on all purchasers. Please note that this is not a credit check and will not affect your credit history in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.



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