

# **PROPERTY SUMMARY**

We're pleased to present to the market this two bedroom property located on Chalk Way, Drayton. The property consists of a modern kitchen, living area and a downstairs WC. To the first floor you will find two good size double bedrooms and a family bathroom. Externally there is a southerly facing rear garden with rear access and an allocated parking space located to the front of the property. We feel that this home would be ideal for a first time buyer, to arrange your viewing contact our Drayton Office today!

















**FRONT** Allocated parking space.

**ENTRANCE** 

WC

**KITCHEN** 11' 6" x 9' 2" (3.51m x 2.79m)

**LOUNGE** 17' 9" x 13' 8" (5.41 m x 4.17m)

**LANDING** 

**BEDROOM ONE** 13' 7" x 10' 1 max" (4.14m x 3.07m)

**BEDROOM TWO** 13' 8" x 10' 2 max" (4.17m x 3.1m)

**BATHROOM** 

**REAR GARDEN** 

Please be aware that the owner has notified us that there is an estate charge of approx £250.00 payable per year.

GROUND FLOOR 1ST FLOOR



Whitst every attempt has been made to ensure the accuracy of the Boopsian contained here, measurement of doors, wedows, rooms and any other items are approximate and no responsibility is taken for any error. onesisten present the property of the proper



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### LOCAL AUTHORITY

Portsmouth City Council

## **TENURE**

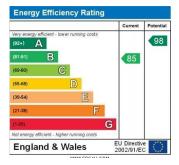
Freehold

### **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 legal obligations under the Money Laundering, Terrorist 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.