

£299,995
17 Chalk Way
Drayton, PO6 1DW

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!

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FRONT Allocated parking space.

ENTRANCE

WC

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

LOUNGE 17' 9" x 13' 8" (5.41m 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.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		98
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

**Jeffries
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estate and letting agents

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