

£415,000
44 Old Manor Way
Drayton, PO6 2NN

PROPERTY SUMMARY

We're delighted to bring to market this spacious four-bedroom semi-detached family home, ideally situated on Old Manor Way in Drayton. The ground floor offers a welcoming lounge, an open-plan kitchen/dining area, a sun room, and a convenient downstairs WC. On the first floor, you'll find three bedrooms alongside a modern family bathroom. The master bedroom occupies the second floor and features stylish en-suite facilities. Outside, the property boasts a southerly-facing rear garden, perfect for enjoying sunny days, along with secure off-road parking accessed via a private gate. Additional benefits include double glazing and gas central heating throughout. To arrange your viewing, contact our Drayton Office today!

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FRONT Access to shared driveway which leads to off road parking.

HALLWAY

LOUNGE 14' 4 into bay" x 12' 5" (4.37m x 3.78m)

DINING AREA 12' 2" x 10' 6" (3.71m x 3.2m)

KITCHEN 11' 1" x 6' 7" (3.38m x 2.01m)

SUN ROOM 9' 0" x 8' 1" (2.74m x 2.46m)

WC

FIRST FLOOR LANDING

BATHROOM

BEDROOM THREE 12' 1" x 11' 1" (3.68m x 3.38m)

BEDROOM TWO 14' 8 into bay" x 11' 0" (4.47m x 3.35m)

BEDROOM FOUR 7' 9" x 7' 3" (2.36m x 2.21m)

SECOND FLOOR LANDING

MASTER BEDROOM 19' 2" x 10' 8" (5.84m x 3.25m)

ENSUITE

REAR GARDEN



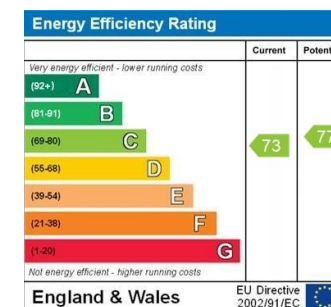
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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