

£280,000
208 Station Road
Drayton, PO6 1PY

PROPERTY SUMMARY

We are delighted to present to the market this well presented two bedroom end-terraced house located on Station Road, Drayton. The property consists of a modern fitted kitchen, a spacious lounge, a conservatory, two double bedrooms and family bathroom. Additional benefits include: Allocated parking for 2 cars and low maintenance garden. We believe this property would be a good starter home, as such an internal viewing is recommended and can be arranged by contacting the Drayton Office today!





KITCHEN 11' 8" x 5' 11" (3.56m x 1.8m)

LIVING ROOM 13' 3" x 11' 10" (4.04m x 3.61m)

CONSERVATORY 10' 0" x 7' 7" (3.05m x 2.31m)

LANDING

BEDROOM 1 11' 10" x 8' 11" (3.61m x 2.72m)

BEDROOM 2 9' 2" x 8' 7" (2.79m x 2.62m)

BATHROOM

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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	69 C	
55-68	D		
39-54	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.

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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