

Nestled on Station Road in the heart of Drayton, this versatile three/four-bedroom semi-detached home offers generous living space ideal for modern family life. The ground floor features a welcoming lounge, a flexible fourth bedroom or home office, a spacious kitchen/diner perfect for entertaining, a separate utility room, and a convenient downstairs shower room. Upstairs, you'll find a modern family bathroom alongside three well-proportioned double bedrooms. The master bedroom benefits from its own private ensuite. Outside, the property boasts off-road parking and a large rear garden complete with a powered and lit outbuilding offering additional storage or potential workspace. To arrange your viewing, contact our Drayton Office today and discover the potential of this fantastic home!













**FRONT** Off road parking, side access to rear garden, front door to property.

**HALLWAY** 

**BEDROOM FOUR/OFFICE** 14' 0" x 8' 3" (4.27m x 2.51m)

**LOUNGE** 15' 2" x 14' 8" (4.62m x 4.47m)

**KITCHEN/DINER** 21' 3" x 11' 2" (6.48m x 3.4m)

**UTILITY ROOM** 5' 7" x 5' 4" (1.7m x 1.63m)

**SHOWER ROOM** 

FIRST FLOOR LANDING

**BEDROOM ONE** 15' 5" x 8' 3" (4.7m x 2.51m)

**ENSUITE** 

**BEDROOM TWO** 14' 9" x 9' 9" (4.5m x 2.97m)

**BEDROOM THREE** 11' 2" x 9' 3" (3.4m x 2.82m)

**FAMILY BATHROOM** 

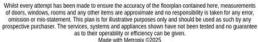
**REAR GARDEN** 

**OUT BUILDING** 

STORAGE AREA

**GROUND FLOOR** 1ST FLOOR





# **OFFICE ADDRESS** 196 Havant Road, Drayton, Portsmouth, Hampshire, PO6 2EH

CONTACT 023 9237 3341 drayton@jeffries.co.uk www.jdea.co.uk

#### LOCAL AUTHORITY

Portsmouth City Council

## **TENURE**

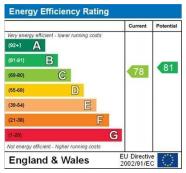
Freehold

### **COUNCIL TAX BAND**

Band D

#### **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  ${\bf MoneyLaundering}$ , 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.

