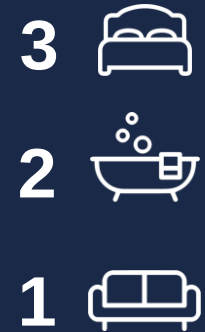


Offers in excess of
£325,000
6 Merz Close
Drayton, PO6 2LF

PROPERTY SUMMARY

Nestled in the popular residential location of Merz Close, Drayton, you will find this beautifully presented three bedroom end of terrace property. The accommodation consists of a hallway, a spacious lounge, an open plan kitchen/diner and a downstairs WC. To the first floor you will find a family bathroom and three bedrooms of which the master bedroom boasts ensuite facilities. Externally there is a recently landscaped rear garden with patio seating areas, outside power and lighting and a garden shed as well as two allocated parking spaces located to the front of the property. To arrange your viewing contact our Drayton Office today!





TWO ALLOCATED PARKING SPACES

FRONT DOOR TO PROPERTY

HALLWAY

WC

LOUNGE 16' 5 max" x 12' 1" (5m x 3.68m)

KITCHEN/DINER 15' 2" x 9' 2" (4.62m x 2.79m)

LANDING

BEDROOM ONE 12' 2 max" x 11' 4" (3.71m x 3.45m)

ENSUITE

BEDROOM TWO 9' 1" x 8' 1" (2.77m x 2.46m)

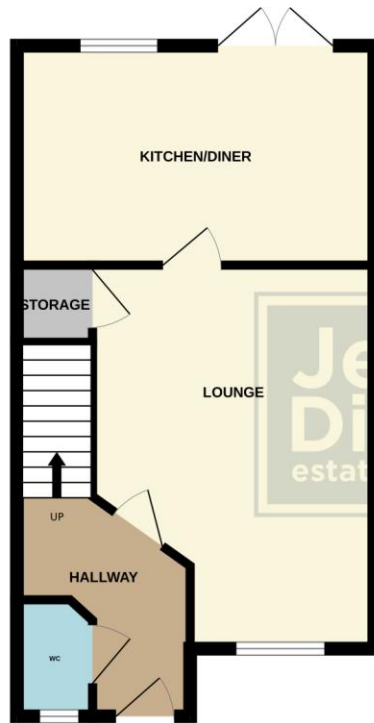
BEDROOM THREE 8' 0" x 5' 9" (2.44m x 1.75m)

FAMILY BATHROOM

REAR GARDEN Patio seating areas and lawn, garden shed with power and lighting. Power and water points located in the garden, side access.

Please note that there is an estate charge of approx £260.00 per annum. Please ask for further details.

GROUND FLOOR



1ST FLOOR



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	88 B
69-80	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
Dibbens &**
estate and letting agents

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