

# **PROPERTY SUMMARY**

Offered with NO FORWARD CHAIN, we are delighted to present this three-bedroom detached bungalow, situated on a generous plot on Lealand Road, Drayton. The ground floor features a spacious lounge, a bright conservatory, a well-appointed kitchen, a family bathroom, and a separate dining room. A fixed staircase leads to the first floor, where you'll find two additional bedrooms, offering flexible living space. Externally, the property boasts a large rear garden, a private driveway, and a garage—ideal for families or those seeking ample outdoor space. We highly recommend an internal viewing to fully appreciate the size and potential of this home. To arrange your viewing, contact our Drayton Office today!

















**FRONT** Driveway leading to garage, front garden with shrubs and bushes, front door to property.

**HALLWAY** 

**BEDROOM ONE** 13' 0 into bay" x 10' 5" (3.96m x 3.18m)

**DINING ROOM** 10' 4" x 9' 4" (3.15m x 2.84m) Stairs leading to first floor, door to kitchen.

**KITCHEN** 9' 1" x 8' 9" (2.77m x 2.67m)

**BATHROOM** 5' 8" x 5' 7" (1.73m x 1.7m)

**LOUNGE** 22' 1" x 10' 5" (6.73m x 3.18m)

**CONSERVATORY** 13' 0" x 9' 4" (3.96m x 2.84m)

FIRST FLOOR LANDING

**BEDROOM TWO** 12' 0" x 10' 9" (3.66m x 3.28m)

**BEDROOM THREE** 12' 1" x 7' 0" (3.68m x 2.13m)

**REAR GARDEN** 

GARAGE

GROUND FLOOR 1ST FLOOR



every attempt has been made to ensure the accuracy of the floorplan contained here, measurements, simply, some and any other terms are approximate and no responsibility is taken for any error, and the processor of the processor

#### LOCAL AUTHORITY

Portsmouth City Council

## **TENURE**

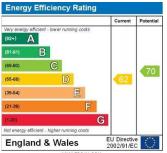
Freehold

## **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  ${\bf Money\,Laundering}$ ,  ${\bf Terrorist\,Finan\,cing}$  and  ${\bf Transfer}$  of  ${\bf Funds}$  (Information on the Payer) Regulation's 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.



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