

£365,000

6 Hirst Road

Portsmouth, PO6 2NZ

PROPERTY SUMMARY

Situated in the quiet residential location of Hirst Road, Drayton, you will find this beautifully presented three bedroom semi detached home. The property is conveniently positioned within the Court Lane and Springfield School catchments and within easy access of local shops, amenities and transport links. The accommodation consists of a lounge, a modern kitchen diner and downstairs WC. Ascending the stairs to the first floor you will find a family bathroom and three bedrooms of which the master bedroom boasts ensuite facilities. Externally there are front and rear gardens as well as a garage with a parking space in front. To arrange your viewing contact our Drayton Office today!





FRONT: Front garden, side shared driveway access leading to garage and a parking space.

HALLWAY

WC

LOUNGE 16' 5 max" x 12' 2 max" (5m x 3.71m)

KITCHEN/DINER 15' 2" x 11' 7" (4.62m x 3.53m)

LANDING

BEDROOM ONE 12' 2 max" x 11' 5 max" (3.71m x 3.48m)

ENSUITE 8' 1" x 5' 2" (2.46m x 1.57m)

BEDROOM TWO 10' 3" x 9' 0" (3.12m x 2.74m)

BEDROOM THREE 10' 3" x 5' 11" (3.12m x 1.8m)

BATHROOM

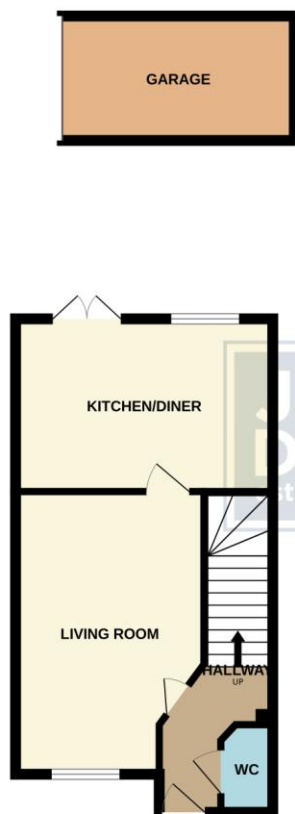
REAR GARDEN

GARAGE

AGENTS NOTE Please be aware that there is an estate maintenance charge of £260.42 per annum.



GROUND FLOOR



1ST FLOOR



**Jeffries
Dibbensen**
estate and letting agents

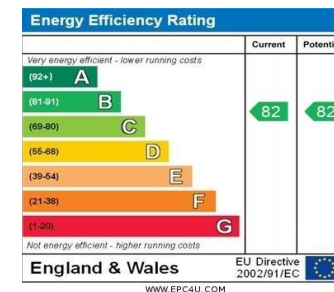
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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