

£410,000
51 Kinross Crescent
Portsmouth, PO6 2NP

PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented three bedroom end terrace house, located in the central Drayton location of Kinross Crescent. The property is conveniently positioned within with Court Lane and Springfield School catchments, and within easy access to Cosham Train Station and motorway links. This family home consists of a lounge with a working log burner, an open plan kitchen diner which leads into a conservatory, with access to a downstairs WC. To the first floor you will find a family bathroom and three bedrooms of which two boast built in wardrobes. Externally there is a good size low maintenance rear garden which leads to an outbuilding with power and lighting, currently used as a bar. To arrange your viewing contact our Drayton Office today.





FRONT Off road parking located to the front of the property, front door to hallway.

HALLWAY

LOUNGE 14' 3 into bay" x 11' 11" (4.34m x 3.63m)

KITCHEN DINER 17' 6" x 12' 0" (5.33m x 3.66m)

CONSERVATORY 14' 11" x 5' 8" (4.55m x 1.73m)

WC

LANDING

BEDROOM ONE 12' 3" x 10' 7" (3.73m x 3.23m) Built in wardrobes.

BEDROOM TWO 12' 0" x 10' 1" (3.66m x 3.07m) Built in wardrobes.

BEDROOM THREE 7' 8" x 6' 10" (2.34m x 2.08m)

FAMILY BATHROOM

REAR GARDEN Partly laid to artificial lawn with patio seating areas, access to outbuilding, currently used as a bar.

OUTBUILDING Power and lighting, double doors leading onto patio seating area.





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

EPC TO FOLLOW

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.

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