

# **PROPERTY SUMMARY**

We're pleased to present to the market this stunning three bedroom end terrace property located in Lower Drayton Lane. The property resides within the Court Lane and Springfield School Catchments and has easy access to motor way links as well as Cosham High Street and Train station. The property briefly consists of a spacious entrance hallway, a lounge, a modern fitted kitchen and a conservatory to the ground floor. To the first floor you will a beautiful family bathroom, a separate WC and three bedrooms. Externally you have a large west facing rear garden as well a low maintenance front garden. To arrange your viewing contact our Drayton Office today!

















**FRONT:** Front garden with shrubs and bushes, front door to property.

**HALLWAY** 

**KITCHEN** 13' 8" x 9' 4" (4.17m x 2.84m)

**LOUNGE** 17' 6" x 10' 9" (5.33m x 3.28m)

**CONSERVATORY** 9' 8" x 4' 2" (2.95m x 1.27m)

LANDING

**BEDROOM ONE** 11' 7" x 10' 0" (3.53m x 3.05m)

**BEDROOM TWO** 11' 1" x 9' 4" (3.38m x 2.84m)

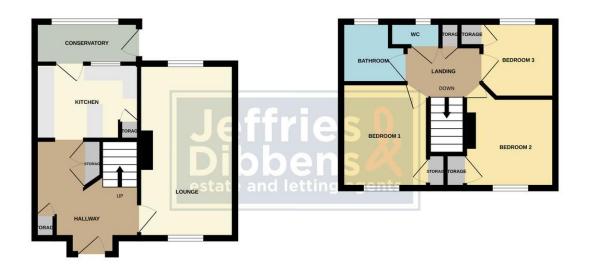
**BEDROOM THREE** 7' 9" x 7' 8" (2.36m x 2.34m)

**BATHROOM** 

WC

**REAR GARDEN** Low maintenance west facing rear garden.

GROUND FLOOR 1ST FLOOR



whose every attempt has been made to ensure one accounty or live also plant contained inter, these accentions of doors, windows, noons and any other letters are approximate and no responsibility is taken for any entry, 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.

Ander with Methods, 62025

### 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, 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.



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

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