

**£365,000**

**82 Lower Drayton Lane**

Drayton, PO6 2HD



## 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



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		
69-80	C	73 C	79 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  
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