



**£485,000**  
**7 Central Road**  
Portsmouth, PO6 1QE



## PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we're pleased to present to the market this spacious three bedroom property located in Central Road, Drayton. The accommodation on offer consists of three double bedrooms spread over the two floors, an ensuite to the master bedroom, downstairs shower room, dining room, a spacious lounge, a kitchen/diner and a utility room. Externally there is off road parking to the front of the property and a large south facing rear garden. We recommend viewing this property to fully appreciate everything this home has to offer.





**FRONT** Block paved driveway providing off road parking, side access and front door to property.

#### **HALLWAY**

**BEDROOM** 11' 7" x 10' 9" (3.53m x 3.28m)

#### **SHOWER ROOM**

**DINING ROOM** 10' 3" x 9' 9" (3.12m x 2.97m)

**LOUNGE** 24' 6 max" x 16' 1 max" (7.47m x 4.9m)

**KITCHEN/DINER** 26' 4 max" x 11' 5" (8.03m x 3.48m)

**UTILITY ROOM** 12' 9" x 7' 1" (3.89m x 2.16m)

#### **LANDING**

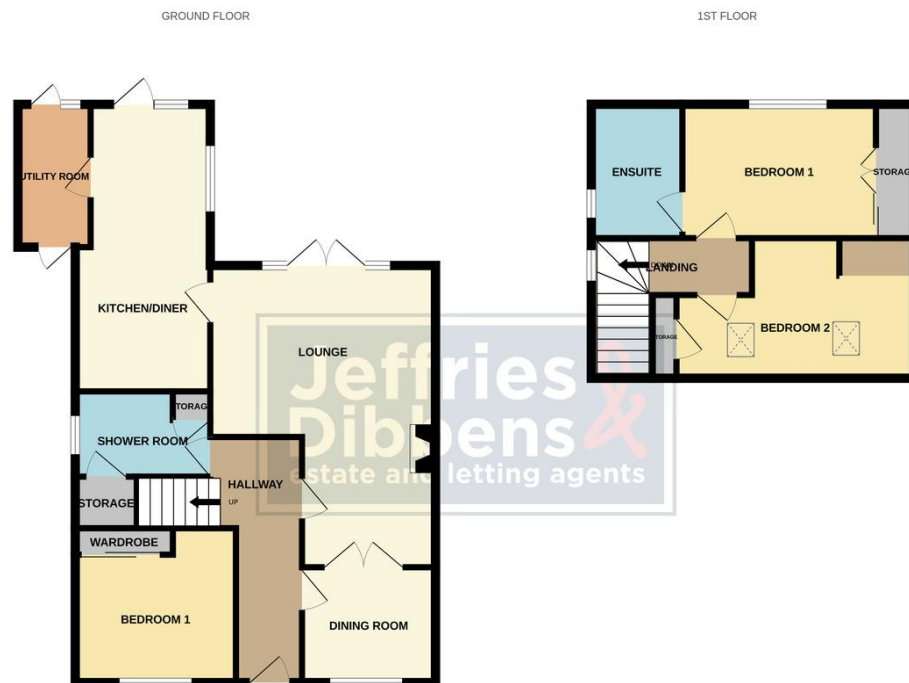
**BEDROOM ONE** 17' 7" x 12' 6" (5.36m x 3.81m)

#### **ENSUITE**

**BEDROOM TWO** 18' 5" x 11' 0" (5.61m x 3.35m)

#### **REAR GARDEN**





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 E

**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.

**Jeffries  
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