



£325,000 Freehold



98 Old Manor Way
Drayton
Portsmouth
PO6 2NL

- Semi-Detached Bungalow
- Large Front Garden
- Three Bedrooms
- Double Garage

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"Jeffries are proud to present this three bedroom, semi-detached bungalow situated in Old Manor Way, Drayton. Tucked away from the road, this secluded bungalow consists of a wet room, living room, a double bedroom, kitchen and separate dining room to the ground floor, with two double bedrooms, one with an ensuite, to the first floor. The property also benefits from, off-road parking, double glazing, double garage, and a large mature front garden offering seclusion and privacy. Viewing is highly recommended, so please call the Drayton office on 02392 373 341."

Rhys Walmsley, Negotiator, Drayton Office

Front door leading to:-

PORCH 5' 5" x 4' 7" (1.65m x 1.4m) Double glazed windows to side and rear aspects, obscure double glazed inner front door leading to:-

ENTRANCE HALL Double glazed window to front aspect, stairs leading to first floor landing with 2 under stairs storage cupboards, radiator, doors leading to:-

WET ROOM 8' 10" x 5' 7" (2.69m x 1.7m) Obscure double glazed window to front aspect, radiator, WC, wash hand basin, shower area with overhead 'Mira' shower and drainage, extractor fan, tiled walls.

BEDROOM THREE 11' 5" x 8' 10" (3.48m x 2.69m) Double glazed window to rear aspect, fitted storage cupboards, radiator.

KITCHEN 9' 2" x 6' 10" (2.79m x 2.08m) Double glazed window to rear aspect, range of fitted wall and base units, granite effect roll edge work surfaces, built in eye-level 'Neff' oven, built in 'Hotpoint' gas hob, integrated dishwasher, sink and drainer unit with mixer tap over, door leading to:-

UTILITY ROOM/DINING ROOM 12' 3" x 8' 6" (3.73m x 2.59m) Double glazed window to side and rear aspects, plumbing for washing machine, space for under counter fridge and freezer, radiator, 'Vaillant' boiler, door leading to rear garden.

LIVING ROOM 23' 2" x 11' 11" (7.06m x 3.63m) Double glazed window to front, side and rear aspects, 2 radiators, brick feature fireplace and hearth with electric convection fire inset.

FIRST FLOOR LANDING Storage cupboard, doors leading to:-

BEDROOM ONE 13' 7" x 11' 9" (4.14m x 3.58m) Double glazed window to front aspect, radiator, door leading to:-

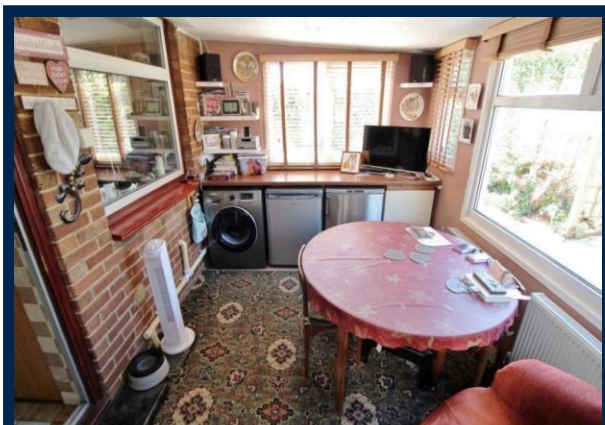
EN-SUITE Close coupled WC, wash hand basin, extractor fan.

BEDROOM TWO 11' 11" x 11' 8" (3.63m x 3.56m) Double glazed window to side aspect, built in storage cupboards, radiator.

OUTSIDE Driveway to the rear of the property.

REAR GARDEN Mainly laid to lawn, pathway, range of flowers, bushes, shrubs and trees, rear pedestrian access.

DOUBLE GARAGE Metal up and over door.



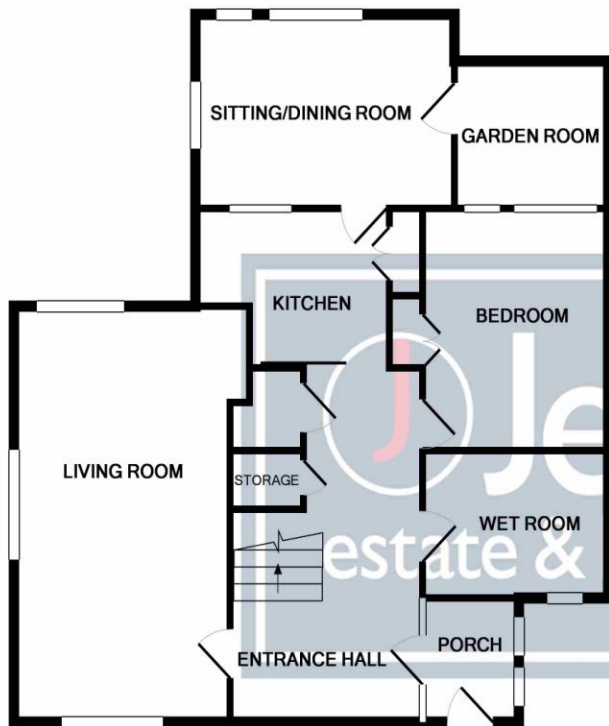
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GROUND FLOOR



1ST FLOOR

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