
Jeffries & Dibbens
estate and letting agents
AUCTION GUIDE PRICE
£375,000
8 Parlour Way
Portsmouth, PO6 1DY

PROPERTY SUMMARY

Offered with no forward chain and nestled within the quiet residential location of Parlour Way, Drayton you will find this beautiful four bedroom detached family home. The property breifly consists of a spacious lounge, bright and airy kitchen/diner and a downstairs WC. Ascending the stairs to the first floor you will find a stunning family bathroom and four good size bedrooms of which the master bedrooms boasts ensuite facilities. Externally you will find a good size rear garden, a garage and a driveway providing off road parking. To arrange your viewing contact our Drayton Office today!

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FRONT Driveway and access to garage.

HALLWAY

LOUNGE 19' 7" x 10' 7" (5.97m x 3.23m)

KITCHEN/DINER 18' 2" x 13' 4" (5.54m x 4.06m)

WC

FIRST FLOOR LANDING

BEDROOM ONE 10' 9" x 10' 7" (3.28m x 3.23m)

ENSUITE

BEDROOM TWO 12' 3" x 9' 0" (3.73m x 2.74m)

BEDROOM THREE 11' 1" x 7' 0" (3.38m x 2.13m)

BEDROOM FOUR 8' 9" x 8' 9" (2.67m x 2.67m)

FAMILY BATHROOM

REAR GARDEN

GARAGE

Please be aware that there is an estate charge payable of £250 per annum.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price including VAT,
subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



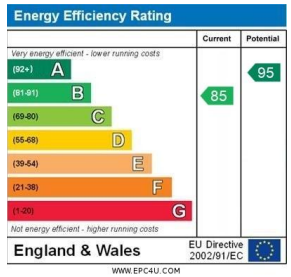
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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

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