

# COURT LANE

PORTSMOUTH | HAMPSHIRE | PO6 2LP



£425,000  
FREEHOLD

- Four Bedroom Semi-Detached Home
- Popular Drayton Location
- Close to Local Amenities & Transport Links
- West Facing Rear Garden
- Off Road Parking & Garage
- Living Room With Bay Window
- Utility Area & Cloakroom
- Spacious Kitchen & Dining Room





## In Brief

Situated in a highly sought after Drayton location is the 1930's semi-detached property. Combining character, comfort and convenience, the home is perfectly positioned close to local amenities, reputable schools, transport links, providing easy access out of the city via the A27, M27 and Cosham Train Station.

The property features a bright and spacious living room enhanced by a charming bay window with ample room for relaxing and entertaining. To the rear of the ground floor is a generous dining area providing plenty of room for family gatherings and a well appointed kitchen with ample storage and worktop space. The living space continues with a delightful garden room, handy utility area and cloakroom.

Upstairs are four bedrooms and the family bathroom.

The West facing rear garden is a tranquil setting with mainly laid to lawn flanked by flower and shrub borders and provides a good degree of privacy.

To the front of the property is the added benefit of off road parking providing spaces for two cars. Furthermore, there is a garage offering excellent storage solutions and can be accessed via the shared driveway or via a courtesy door from the garden. Early viewing is recommended to truly appreciate all this home has to offer.

£425,000

## KEY FACTS

Council Tax Band - D

EPC Rating - D

Approximate Area = 1618 Sq Ft



# COURT LANE

PORTSMOUTH | HAMPSHIRE | PO6 2LP



Approximate Gross Internal Floor Area = 150.3 sq m / 1618 sq ft (Including Outbuilding)



Illustration for identification purposes only, measurements are approximate, not to scale.

Southsea  
Sales & Lettings  
7/9 Stanley Street,  
Southsea, PO5 2DS  
Tel: 023 9281 5221

Old Portsmouth & Gunwharf Quays  
Sales & Lettings  
The Seagull, 13 Broad Street,  
Old Portsmouth, PO1 2JD  
Tel: 023 9281 5221

Drayton & Out of Town  
Sales & Lettings  
139 Havant Road,  
Drayton, PO6 2AA  
Tel: 023 9221 0101

London  
Sales & Lettings  
Mayfair Office, Cashel House,  
15 Thayer Street, W1U 3JT  
Tel: 0870 112 7099

Southsea  
Admin Centre  
12 Marnion Road,  
Southsea, PO5 2BA  
Tel: 023 9282 2300

[www.fryandkent.com](http://www.fryandkent.com)