



**£385,000**  
**34 Draper Road**  
Wickham, PO17 5QG

Situated just outside of Wickham Village Square, this three bedroom semi-detached family home is now available to the market with NO ONWARD CHAIN! Downstairs comprises a contemporary fitted kitchen, spacious lounge/diner with French doors opening to the garden, a WC and useful storage cupboards. Upstairs boasts three good size bedrooms and a modern family bathroom. Externally there is a large rear garden, a versatile garden room/office and a driveway to the front providing off-road parking. Viewings are highly advised so call us now to arrange yours!

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**HALLWAY**

**KITCHEN 11' 5" x 8' 4" (3.48m x 2.54m)**

**LOUNGE/DINER 14' 10" x 15' 9" (4.52m x 4.8m)**

**WC**

**LANDING**

**BEDROOM ONE 9' 2" x 15' 8" (2.79m x 4.78m)**

**BEDROOM TWO 14' 10" x 8' 4" (4.52m x 2.54m)**

**BEDROOM THREE 11' 5" x 7' 0" (3.48m x 2.13m)**

**BATHROOM 7' 0" x 8' 4" (2.13m x 2.54m)**

**GARDEN**

**GARDEN ROOM/OFFICE**

**DRIVEWAY**



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**  
Winchester City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band C

**VIEWINGS**  
By prior appointment only

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             | 90 B    | 91 B      |
| 69-80 | 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.



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