



£360,000
23 Hirst Road
Portsmouth, PO6 2NZ

PROPERTY SUMMARY

We're pleased to present to the market this three bedroom semi detached house situated in the cul de sac location of Hirst Road, Drayton. The property is positioned only a stones throw away from Drayton Park and within easy access of local schools and transport links. Consisting of a lounge, a modern kitchen/diner, a downstairs WC, a family bathroom and three bedrooms of which the master boasts ensuite facilities. Externally the property boasts two allocated parking spaces, a westerly facing rear garden with access to an outbuilding currently used as a bar. To arrange your viewing contact our Drayton Office today!





FRONT Two allocated parking spaces, front door to property.

HALLWAY

WC

LOUNGE 16' 6 max" x 12' 2 max" (5.03m x 3.71m)

KITCHEN/DINER 15' 2" x 11' 6" (4.62m x 3.51m)

LANDING

BEDROOM ONE 12' 1" max x 11' 6" max (3.68m x 3.51m)

ENSUITE

BEDROOM TWO 10' 4" x 9' 1" (3.15m x 2.77m)

BEDROOM THREE 10' 4" x 5' 11" (3.15m x 1.8m)

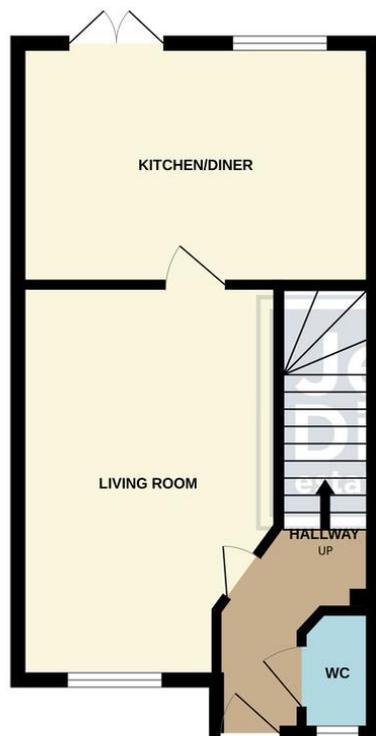
BATHROOM

REAR GARDEN

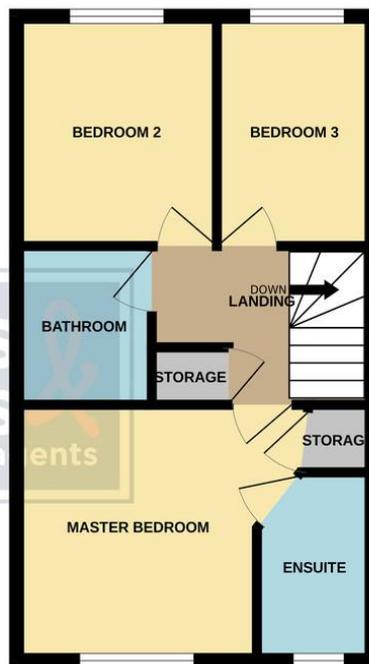
BAR 12' 2" x 7' 10" (3.71m x 2.39m)

Please be aware that there is an estate maintenance charge of approx £260.42 per annum.

GROUND FLOOR



1ST FLOOR



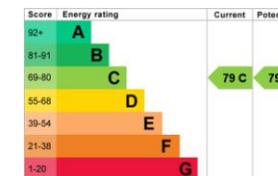
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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