



£435,000
12 Chalk Way
Portsmouth, PO6 1DW

PROPERTY SUMMARY

We're pleased to present to the market this three bedrooms semi detached family home located in Chalk Way, Drayton. The property boasts open plan living area and kitchen as well as a WC to the ground floor, two double bedrooms and a family shower room located to the first floor and a further bedroom and additional shower room located to the second floor. Externally you will find a low maintenance rear garden with access to a garage with parking in front, as well as off road parking located to the front of the property. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking located to the front of the property, front door to hallway.

WC

KITCHEN 11' 8" x 6' 3" (3.56m x 1.91m)

LOUNGE/DINING AREA 14' 0 max" x 19' 7 max" (4.27m x 5.97m)

FIRST FLOOR LANDING

BEDROOM THREE 13' 9" x 9' 8" (4.19m x 2.95m)

BEDROOM TWO 11' 7 max" x 13' 9" (3.53m x 4.19m)

FAMILY SHOWER ROOM

SECOND FLOOR LANDING

BEDROOM ONE 15' 7" x 9' 9" (4.75m x 2.97m)

SHOWER ROOM

REAR GARDEN

GARAGE Power & lighting with parking in front.



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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 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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