



**£499,995**  
**93 Grove Road**  
Drayton, PO6 1PS



## PROPERTY SUMMARY

We're pleased to present to the market this substantial six bedroom semi-detached family home located on Grove Road, Drayton. The property is ideally positioned within easy access of the motor way, train station and local schools and consists of a lounge, a dining area and a kitchen to the ground floor. Ascending the stairs to the first floor you will find the first four bedrooms including the master bedroom complete with an en-suite and a balcony with views of Portsdown hill and the second floor offers two further large double bedrooms. Externally the property boasts a good size rear garden, off road parking and a garage with electric roller garage door. To arrange your viewing contact our Drayton Office today!





**FRONT** Off road parking, access to garage, front door to property.

### **HALLWAY**

**LOUNGE** 13' 2 into bay" x 12' 0" (4.01m x 3.66m)

**DINING AREA** 12' 1" x 10' 3" (3.68m x 3.12m)

**KITCHEN** 15' 3" x 12' 2 max" (4.65m x 3.71m)

### **FIRST FLOOR LANDING**

**BEDROOM ONE** 16' 9" x 14' 7 max" (5.11m x 4.44m)

**BALCONY**

**ENSUITE**

**BEDROOM SIX** 8' 6" x 7' 3" (2.59m x 2.21m)

**BEDROOM FIVE** 12' 1" x 10' 3" (3.68m x 3.12m)

**BEDROOM FOUR** 12' 5" x 12' 0" (3.78m x 3.66m)

**FAMILY BATHROOM**

### **SECOND FLOOR LANDING**

**BEDROOM TWO** 18' 7 max" x 15' 7 max" (5.66m x 4.75m)

**BEDROOM THREE** 18' 9 max" x 17' 5 max" (5.72m x 5.31m)

**REAR GARDEN**

**WORKSHOP AREA** 13' 0" x 7' 3" (3.96m x 2.21m) leading to garage

**GARAGE** 16' 0" x 14' 8" (4.88m x 4.47m)





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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	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.

**Jeffries  
Dibbens**  
estate and letting agents

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