



17 Solent Road, Drayton, Portsmouth, Hampshire, PO6 1HH

TOWN & COUNTRY
SOUTHERN

- A Substantial Semi-Detached Family Home
- Five Bedrooms
- Two Reception Rooms
- Off Road Parking
- Enclosed Large Rear Garden
- Elevated Position
- Close to Amenities, Schools & Motorway Links
- No Forward Chain / Some Updating Required
- Council Tax Band D Portsmouth City Council
- £465,000 - Freehold

PROPERTY SUMMARY

A substantial semi-detached family home occupying an elevated position in a highly desirable location. Ideally situated close to local shops, surgeries, everyday shopping amenities, excellent road and rail links and within the catchment area for local schools (subject to confirmation). Extending to approximately 2022 sq ft of versatile accommodation arranged over three floors, the property comprises: hallway, sitting room, a separate dining room featuring a square bay window to the side, fitted kitchen, lean-to/utility area, cloakroom, and useful store rooms on the ground floor. The first floor offers three generous double bedrooms and a shower room and the second floor provides two further bedrooms together with valuable eaves storage, making it ideal for larger families, working from home and guest accommodation. Externally, the property benefits from off-road parking to the front and side pedestrian access leading to a larger-than-average enclosed north facing rear garden, offering excellent outdoor space for families and entertaining. Offered with no forward chain, early viewing is highly recommended to appreciate the sought-after location and flexible family accommodation.

ENTRANCE

Brick paved driveway with off road parking for numerous cars, to the right hand side is fence panelling and side pedestrian gate, to the front and left hand side are brick retaining walls with steps leading up to covered porch, main front door with frosted leadlight panel leading to:

HALLWAY

Open tread staircase with balustrade rising to first floor, ceiling coving, dado rail, gas and electric meters, radiator, wall lights, doors to primary rooms.



SITTING ROOM

13' 10" into bay window x 13' 1" (4.22m x 3.99m) Double glazed bay window to front aspect, dado rail, ceiling coving, central ceiling rose and fan, radiator, wall lights, central chimney breast with tiled inlay and hearth.

DINING ROOM

12' 8" x 12' 8" into bay window (3.86m x 3.86m) Double glazed window overlooking lean-to/utility area with double radiator under, serving hatch to kitchen, glazed panelled door, central chimney breast with surround fireplace with coal effect gas fire (not tested), tiled inlay and hearth, hearth, range of built-in storage cupboards and shelving, double glazed square bay window to side aspect, dimmers switch.

KITCHEN/BREAKFAST ROOM

14' 1" x 9' 10" (4.29m x 3m) Range of matching wall and floor units with roll top work surface, inset induction hob with cupboards under, extractor hood, fan and light over, tiled surrounds, recess space for fridge/freezer, eye-level double oven and grill with cupboards over and under, glazed panelled door to hallway, serving hatch to dining room, inset 1½ bowl sink unit with mixer tap, radiator. Breakfast area: Glazed panelled door to lean-to/utility area, window to side aspect and window to rear overlooking garden.

LEAN-TO/UTILITY AREA

18' 9" x 8' 5" (5.72m x 2.57m) L shaped, door to side passage way, work surface with space and plumbing for washing machine under, window to dining room, door to rear garden, double glazed windows overlooking garden, brick built storage cupboard, cloakroom with close coupled w.c., wash hand basin.

FIRST FLOOR

Split-level landing with balustrade, steps to primary landing with staircase rising to top floor, dado rail.

BEDROOM 3

11' 4" x 8' 3" (3.45m x 2.51m) Double glazed window to rear aspect overlooking garden with radiator under, built-in wardrobes to one wall with hanging space and shelving, glazed panelled door.

SHOWER ROOM

Close coupled w.c., wall mounted basin with mixer tap and cupboards under, ceramic tiled to walls, double glazed window to side aspect, radiator, shower cubicle with Mira shower and sliding door.

BEDROOM 2

12' 8" x 10' 1" (3.86m x 3.07m) Double glazed window to rear aspect overlooking garden with radiator under, comprehensive range of built-in bedroom furniture including overbed storage, bedside cabinets, wardrobes and vanity unit, glazed panelled door.

BEDROOM 1

16' 8" x 12' 0" (5.08m x 3.66m) Double glazed window to front aspect with radiator under, comprehensive range of built-in bedroom furniture including wardrobes, chest of drawers, overbed storage and bedside cabinets, glazed panelled door.

TOP FLOOR

Landing with balustrade.

BEDROOM 5 / STORE ROOM

12' 9" x 5' 10" at widest point (3.89m x 1.78m) Measurements taken from approximately 4'0" off floor level with eaves to side ceiling, double glazed window to rear aspect overlooking garden, access into eaves, wall mounted Vaillant boiler supplying domestic hot water and central heating (not tested).

BEDROOM 4

16' 8" x 15' 8" (5.08m x 4.78m) Measurements taken from approximately 4'0" off floor level with eaves to front and rear ceiling restricting headroom maximum ceiling height 7'1". Skylight window, access into eaves, double glazed windows to side aspect with views at an angle over roof tops towards Langstone Harbour in the distance.

OUTSIDE

To the right hand side is a gated entrance leading to covered storage area and rear garden. To the rear is a good size northerly facing garden with wooden built sheds, the garden is enclosed by fence panelling and hedges.

AGENTS NOTES

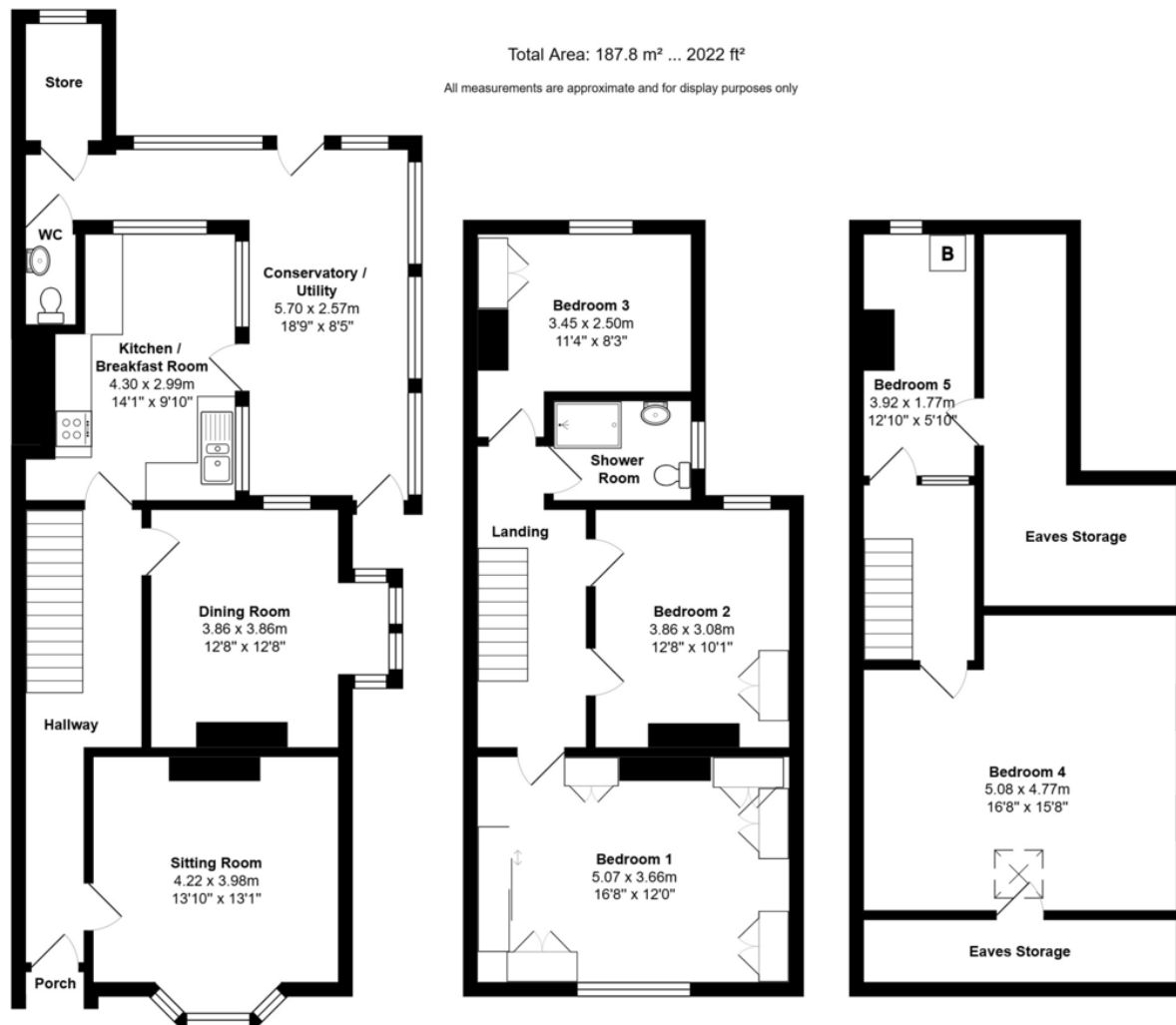
Council Tax Band D – Portsmouth City Council

Broadband – ADSL/FTTC/FTTP Fibre Checker (openreach.com)

Flood Risk – Refer to - (GOV.UK) (check-long-term-flood-risk.service.gov.uk)

AML Checks - By Law and in compliance with HMRC regulations, all agents are required to carry out Anti-Money Laundering (AML) checks on any buyer(s) who submit a successful offer. A non-refundable administration fee of £60 inc. VAT to cover these costs is payable by the buyer(s) before the sales transaction can be progressed.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		78
(55-68)	D	61	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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