



**£489,000**  
**8 Parlour Way**  
Portsmouth, PO6 1DY

## PROPERTY SUMMARY

Offered with no forward chain and nestled within the quiet residential location of Parlour Way, Drayton you will find this beautiful four bedroom detached family home. The property briefly consists of a spacious lounge, bright and airy kitchen/diner and a downstairs WC. Ascending the stairs to the first floor you will find a stunning family bathroom and four good size bedrooms of which the master bedrooms boasts ensuite facilities. Externally you will find a good size rear garden, a garage and a driveway providing off road parking. To arrange your viewing contact our Drayton Office today!





**FRONT** Driveway and access to garage.

**HALLWAY**

**LOUNGE** 19' 7" x 10' 7" (5.97m x 3.23m)

**KITCHEN/DINER** 18' 2" x 13' 4" (5.54m x 4.06m)

**WC**

**FIRST FLOOR LANDING**

**BEDROOM ONE** 10' 9" x 10' 7" (3.28m x 3.23m)

**ENSUITE**

**BEDROOM TWO** 12' 3" x 9' 0" (3.73m x 2.74m)

**BEDROOM THREE** 11' 1" x 7' 0" (3.38m x 2.13m)

**BEDROOM FOUR** 8' 9" x 8' 9" (2.67m x 2.67m)

**FAMILY BATHROOM**

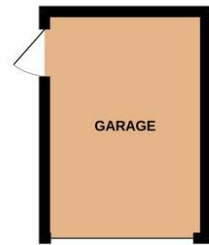
**REAR GARDEN**

**GARAGE**

Please be aware that there is an estate charge payable of £250 per annum.

GROUND FLOOR

1ST FLOOR



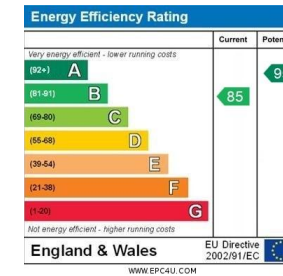
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**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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