

£475,000
26 Parlour Way
Portsmouth, PO6 1DY

PROPERTY SUMMARY

We're pleased to present to the market this four bedroom detached property located in Parlour Way, Drayton. The property is positioned within easy access of local schools, motorway links and shops within walking distance. The accommodation consists of a spacious lounge, modern fitted kitchen/diner and a downstairs WC. While to the first floor you will find a family bathroom, four bedrooms of which the master bedroom boasts built in wardrobes and ensuite facilities. Externally you will find a nice size rear garden with direct access to a garage which provides off road parking in front. To arrange your viewing contact our Drayton Office today!

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FRONT Garage located to the side of the rear garden with parking space in front.

HALLWAY

LOUNGE 19' 9" x 10' 9" (6.02m x 3.28m)

WC

KITCHEN 18' 2" x 13' 5" (5.54m x 4.09m)

LANDING

BEDROOM ONE 10' 11" x 10' 9" (3.33m x 3.28m) Built in wardrobes, door to ensuite.

BEDROOM TWO 12' 3" x 9' 10" (3.73m x 3m)

BEDROOM THREE 11' 3" x 7' 0" (3.43m x 2.13m)

BEDROOM FOUR 8' 11" x 8' 10" (2.72m x 2.69m)

FAMILY BATHROOM

REAR GARDEN

GARAGE Power and lighting with a side door accessed via the rear garden.

Please be aware there is an estate charge payable which the owner has informed us is £250-£300 per annum



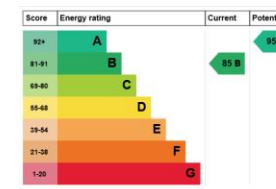
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

**Jeffries
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