



£360,000
180 Station Road
Portsmouth, PO6 1PU

PROPERTY SUMMARY

We're pleased to present to the market this three bedroom terrace house located in Station Road, Drayton. Ideally positioned within the Court Lane and Springfield School catchments as well as being within easy access of Drayton Park local shops and motorway links. The property to the ground floor consists of a hallway, a utility cupboard, two reception rooms and a kitchen, while the first floor boast three good size bedrooms and a modern family shower room. Externally you will find a low maintenance rear garden with storage and rear access, as well as off road parking located to the front. To arrange your viewing contact our Drayton Office today!





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

HALLWAY

UTILITY CUPBOARD

SNUG 13' 7" x 7' 10" (4.14m x 2.39m)

LOUNGE/DINER 18' 6" x 12' 1" (5.64m x 3.68m)

KITCHEN 11' 8" x 6' 6" (3.56m x 1.98m)

LANDING

BEDROOM ONE 15' 2" x 8' 4" (4.62m x 2.54m)

BEDROOM TWO 12' 3" x 9' 11" (3.73m x 3.02m)

BEDROOM THREE 8' 9" x 8' 4" (2.67m x 2.54m)

FAMILY SHOWER ROOM

REAR GARDEN Rear access and further storage.

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 C

VIEWINGS
By prior appointment only

EPC TO FOLLOW

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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