

OFFERS IN EXCESS OF

£330,000

11 Lordington Close

Portsmouth, PO6 2HJ

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN, we're pleased to present to the market this three bedroom end of terrace house situated in the cul de sac location of Lordington Close, Drayton. The property boasts a spacious lounge/diner, a kitchen which has been extended to the side of the property, a conservatory and a downstairs WC. To the first floor you will find three bedrooms and a family bathroom consisting of a four piece bathroom suite. Externally you will find a westerly facing rear garden as well as a garage and a driveway which are located next to the property. To arrange your viewing contact our Drayton Office today!





FRONT Access to a garage and driveway, paved front garden, front door to property.

HALLWAY

LOUNGE/DINER 27' 4 max" x 10' 5 max" (8.33m x 3.18m)

KITCHEN 14' 6" x 9' 7" (4.42m x 2.92m)

CONSERVATORY 15' 4" x 10' 0" (4.67m x 3.05m)

WC

LANDING

BEDROOM ONE 12' 9" x 8' 7" (3.89m x 2.62m)

BEDROOM TWO 11' 6" x 10' 1" (3.51m x 3.07m)

BEDROOM THREE 8' 4" x 6' 7" (2.54m x 2.01m)

BATHROOM

REAR GARDEN Side access leading to garage and driveway



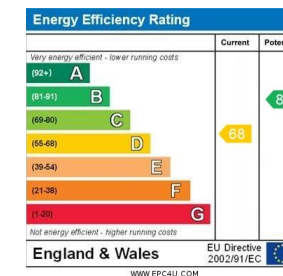
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



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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