



OFFERS IN EXCESS OF
£325,000
20 Cygnet Road
Portsmouth, PO6 1LJ

PROPERTY SUMMARY

We are pleased to bring to the market this well-presented three-bedroom family home, located in the quiet cul-de-sac of Cygnet Road. The property falls within the sought-after Solent and Springfield School catchment areas and offers convenient access to local shops and motorway links. The accommodation comprises a spacious lounge/diner, a kitchen opening into a dining area, three bedrooms, and a family bathroom. Externally, the home benefits from a good-sized west-facing rear garden with access leading to a garage, as well as off-road parking to the front of the property. To arrange a viewing, please contact our Drayton office today.

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FRONT Off road parking, front door leading to property.

HALLWAY

LOUNGE/DINER 21' 9 max" x 14' 1 max" (6.63m x 4.29m)

KITCHEN AREA 9' 3" x 8' 6" (2.82m x 2.59m)

DINING AREA 18' 3" x 8' 1" (5.56m x 2.46m)

LANDING

BEDROOM ONE 13' 0" x 9' 7" (3.96m x 2.92m)

BEDROOM TWO 10' 0" x 8' 7" (3.05m x 2.62m)

BEDROOM THREE 10' 1 max" x 8' 2 max" (3.07m x 2.49m)

FAMILY BATHROOM

REAR GARDEN Westerly facing rear garden, garden shed and rear access.

GARAGE Located in a block.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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