



**£435,000**  
**53 Old Manor Way**  
Portsmouth, PO6 2NJ

## PROPERTY SUMMARY

We're pleased to present to the market this stunning three bedroom semi detached house located in Old Manor Way, Drayton. The property has been modernised and enhanced by the current owners to now offer an open plan lounge, a downstairs shower room and a open plan kitchen/diner with bi-folding doors opening onto the rear garden. To the first floor you will find three bedrooms and a modern fitted family bathroom. The rear garden has been beautifully landscaped with mature shrubs and bushes, patio seating areas, a pond and provides access to a garage. Other benefits include double glazing, gas central heating and off road parking. To arrange your viewing contact our Drayton Office today!





**FRONT** Off road parking, up and over door to garage, front door to property.

**HALLWAY**

**LOUNGE** 13' 5" x 12' 0" (4.09m x 3.66m)

**KITCHEN/DINER** 23' 1 max" x 18' 6 max" (7.04m x 5.64m)

**WC**

**LANDING**

**BEDROOM ONE** 12' 0" x 11' 11" (3.66m x 3.63m)

**BEDROOM TWO** 13' 5" x 9' 11" (4.09m x 3.02m)

**BEDROOM THREE** 10' 3" x 8' 5" (3.12m x 2.57m)

**FAMILY BATHROOM**

**REAR GARDEN**

**GARAGE** 16' 1" x 8' 9" (4.9m x 2.67m)





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.



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