



£395,000
108 Kinross Crescent
Portsmouth, PO6 2NS

PROPERTY SUMMARY

We're pleased to present to the market this stunning three bedroom terrace property located in Kinross Crescent Drayton. The property has been modernised and enhanced by the current owners to now offer a hallway, cosy lounge, a spacious open plan kitchen/diner with a cupboard housing utilities and a downstairs WC. To the first floor you will find three bedrooms and a beautiful bathroom consisting of a four piece bathroom suite. Externally there is a low maintenance south facing rear garden and off road parking located to the front of the property. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking, front door to property.

HALLWAY

LOUNGE 14' 2 into bay" x 11' 9" (4.32m x 3.58m)

KITCHEN/DINER 19' 4 max" x 18' 0 max" (5.89m x 5.49m)

WC

LANDING

BEDROOM ONE 14' 9 into bay" x 9' 2 to front of wardrobes" (4.5m x 2.79m)

BEDROOM TWO 12' 5 max" x 10' 5 max" (3.78m x 3.18m)

BEDROOM THREE 7' 7" x 6' 5" (2.31m x 1.96m)

BATHROOM 7' 2" x 6' 7" (2.18m x 2.01m)

REAR GARDEN





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

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 56 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.

**Jeffries
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