



£460,000
25 Court Close
Portsmouth, PO6 2LU

PROPERTY SUMMARY

We're pleased to present to the market this stunning three bedroom family home situated in the cul de sac location of Court Close, Drayton. The accommodation to the ground floor consists of a spacious lounge, a modern open plan kitchen/diner with integral appliances and under floor heating and a downstairs WC. To the first floor you will find three double bedrooms and a beautiful family bathroom with four piece bathroom suite. To the rear of the property there is a low maintenance garden with a patio seating area, artificial grass and access to a log cabin which is currently used as a gym. Other benefits include off road parking and a garage. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking and driveway leading to garage, front door to property.

HALLWAY Water underfloor heating, doors to;

WC Water underfloor heating.

LOUNGE 14' 0" x 11' 2" (4.27m x 3.4m)

KITCHEN/DINER 20' 6" x 13' 11" (6.25m x 4.24m) Integral kitchen appliances, water underfloor heating and bi-folding doors to rear garden.

LANDING

BEDROOM ONE 14' 0" x 11' 3 max" (4.27m x 3.43m)
Built in wardrobes.

BEDROOM TWO 14' 0" x 11' 2" (4.27m x 3.4m)

BEDROOM THREE 9' 0" x 8' 4" (2.74m x 2.54m)

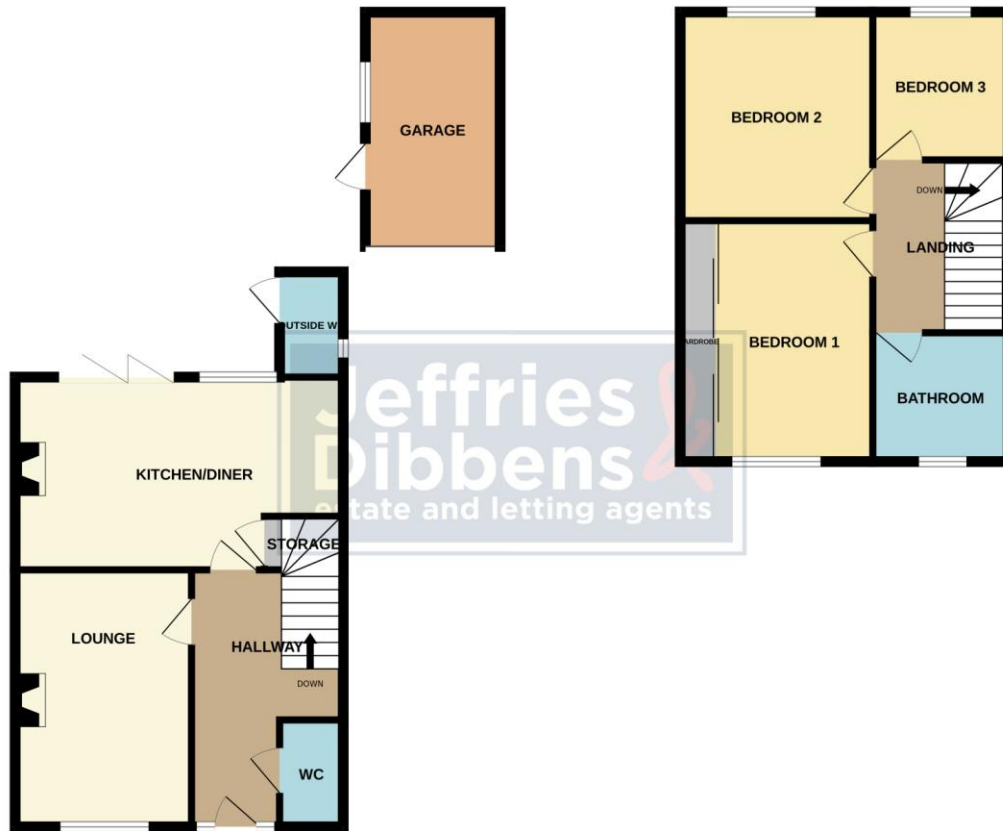
FAMILY BATHROOM 8' 10" x 8' 4" (2.69m x 2.54m) Electric under floor heating, free standing bath and walk in shower.

REAR GARDEN Artificial lawn, patio seating area with access to a WC, door providing access to garage and a "log cabin" with power and lighting, currently used as a gym.



GROUND FLOOR

1ST FLOOR



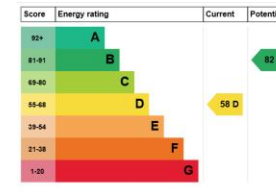
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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

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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