



**£445,000**  
**34 Waverley Road**  
Portsmouth, PO6 1RA

## PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented four bedroom semi detached house located in Waverley Road, Drayton. The property has been modernised and enhanced by the current owners to now offer a hallway, a lounge, a kitchen/diner with breakfast bar and a bright and airy conservatory. To the first floor you will find three bedrooms and a modern family bathroom, while to the second floor there is a spacious master bedroom. Externally you will find a large rear garden with artificial lawn and patio area as well as 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 proeprty.

**HALLWAY**

**LOUNGE** 14' 0" x 10' 2" (4.27m x 3.1m)

**KITCHEN/DINER** 16' 10" x 10' 2" (5.13m x 3.1m)

**CONSERVATORY** 14' 2" x 10' 8" (4.32m x 3.25m)

**FIRST FLOOR LANDING**

**BEDROOM TWO** 12' 1" x 10' 5" (3.68m x 3.18m)

**BEDROOM THREE** 12' 3" x 9' 10" (3.73m x 3m)

**BEDROOM FOUR** 9' 6" x 6' 5" (2.9m x 1.96m)

**FAMILY BATHROOM**

**SECOND FLOOR LANDING**

**BEDROOM ONE** 16' 4 max" x 16' 4 max" (4.98m x 4.98m) Potential to add ensuite.

**REAR GARDEN**

**STORAGE** 16' 0" x 8' 6" (4.88m x 2.59m)





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	69 C	75 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.

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

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