



£275,000
209 Station Road
Portsmouth, PO6 1PY

PROPERTY SUMMARY

Situated in a cul-de-sac on Station Road, Drayton, this beautifully presented two bedroom property offers well-proportioned accommodation and is ideally located for easy access to local schools, shops and motorway links. The accommodation comprises a good sized entrance porch, modern kitchen, bright and airy lounge, two double bedrooms and a family bathroom. Externally, the property benefits from a good sized rear garden, along with an allocated parking space located close to the property. We feel this property would be ideal for a first-time buyer or someone looking to downsize within the local area. To arrange your viewing, contact our Drayton office today!

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FRONT Access to Allocated parking space, front door to porch

PORCH

HALLWAY

LOUNGE 13' 0" x 11' 8" (3.96m x 3.56m)

KITCHEN 11' 6" x 5' 9" (3.51m x 1.75m)

LANDING

BATHROOM 6' 1" x 5' 7" (1.85m x 1.7m)

BEDROOM ONE 11' 8" x 8' 10" (3.56m x 2.69m)

BEDROOM TWO 11' 8 into recess" x 9' 2" (3.56m x 2.79m)

REAR GARDEN

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 B

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	88 B
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
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estate and letting agents

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