Jeffries & Dibbens
estate and letting agents

£215,000

23 Drayton Road

Portsmouth, PO2 7HN

PROPERTY SUMMARY

NO FORWARD CHAIN! Jeffries & Dibbens are pleased to offer for sale this three bedroom, mid-terraced property located in Drayton Road, North End. Well presented throughout, the accommodation on offer comprises a 26ft open plan reception room, a modern fitted kitchen, a modern fitted shower room, plus three bedrooms. Additional benefits include double glazing, gas central heating and a 43ft west facing garden. Contact our Portsmouth branch to arrange your viewing! 02392 661 662

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OBSCURE PVC DOUBLE GLAZED FRONT DOOR TO:-

PORCH Obscure borrowed light window to reception room, built in cupboard housing electric meter and consumer unit, door to:-

RECEPTION ROOM 26' 10" into bay x 13' 02" (8.18m x 4.01m) PVC double glazed bay window to front aspect, PVC double glazed window to rear aspect, two radiators, feature fireplace, stairs to first floor, door to:-

KITCHEN 8' 06" x 8' 0" (2.59m x 2.44m) PVC double glazed window to side aspect, range of wall and base units, roll top work surfaces, integral electric oven with gas hob and extractor over, 1 1/2 bowl sink and drainer unit with mixer tap, plumbing for washing machine, wall mounted boiler, tiled to principle area, opening to:

REAR LOBBY Obscure PVC double glazed door to garden, base level unit with roll top work surface, space for fridge/freezer, door to:-

SHOWER ROOM 8' 02" x 6' 03" (2.49m x 1.91m) PVC double glazed window to rear aspect, close coupled WC, vanity unit, walk in shower cubicle with 'rainfall' style shower over, waterproof panelling, chrome heated radiator.

FIRST FLOOR LANDING Loft hatch, doors to:-

BEDROOM ONE 13' 01" x 10' 03" (3.99m x 3.12m) PVC double glazed window to front aspect, radiator.

BEDROOM TWO 10' 04" x 10' 01" (3.15m x 3.07m) PVC double glazed window to rear aspect, radiator, obscure borrowed light window to landing.

BEDROOM THREE 8' 08" into recess x 8' 06" (2.64m x 2.59m) PVC double glazed window to rear aspect, radiator.

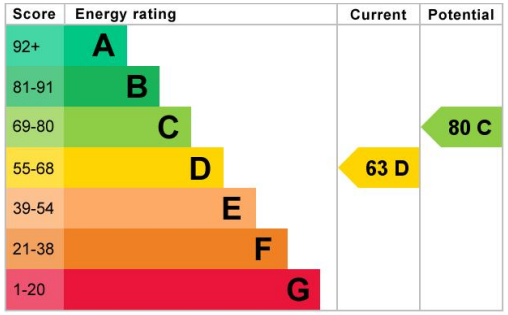
GARDEN 43' 0" x 13' 11" (13.11m x 4.24m) West facing, mainly laid to lawn with decked area, mature tree and shrub borders, brick-built storage shed.

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band B

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.

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