

ASKING PRICE OF

£650,000

13 Court Lane

Portsmouth, PO6 2LQ

PROPERTY SUMMARY

We are delighted to present this stunning six bedroom family home located on Court Lane. The property features a spacious entrance hall, a beautiful lounge, and a generous kitchen/diner which is an ideal space for entertaining with bi- fold doors opening out to the garden. The garden also benefits from a garage that has been converted into a bar with further storage space. The ground floor further offers a utility room and W/C. On the first floor, you will find four bedrooms, including a master bedroom with en- suite, a modern family bathroom, and stairs leading to the second floor. The top floor provides two additional double bedrooms, a bathroom, and a loft space for storage. Externally, the property offers parking for three cars. A viewing is highly recommended to appreciate this beautiful home. Please contact the Drayton Office on 02392 373 341.





DESCRIPTION

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DRIVEWAY

HALLWAY 18' 8" x 7' 1" (5.69m x 2.16m)

LIVING ROOM 16' 7" x 11' 8" (5.05m x 3.56m)

W/C

UTILITY ROOM 9' 6" x 7' 8" (2.9m x 2.34m)

KITCHEN/DINER 26' 0" x 10' 5" (7.92m x 3.18m)

LANDING

BEDROOM ONE 15' 0" x 10' 8" (4.57m x 3.25m)

BEDROOM TWO 11' 7" x 9' 9" (3.53m x 2.97m)

ENSUITE 7' 5" x 5' 0" (2.26m x 1.52m)

BEDROOM THREE 8' 1" x 8' 1" (2.46m x 2.46m)

BATHROOM 8' 9" x 5' 5" (2.67m x 1.65m)

BEDROOM FOUR 7' 1" x 6' 1" (2.16m x 1.85m)

LANDING

BEDROOM FIVE 17' 5" x 9' 9" (5.31m x 2.97m)

BEDROOM SIX 15' 6" x 9' 0" (4.72m x 2.74m)

BATHROOM 8' 5" x 5' 5" (2.57m x 1.65m)

GARDEN

GARAGE



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

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