



OFFERS IN EXCESS OF

£250,000

15 Marsh Close

Portsmouth, PO6 1RE

PROPERTY SUMMARY

Located in Marsh Close, Drayton and within easy access of local schools, parks and shops, you will find this three bedroom mid terrace house. The property is offered with no forward chain and consists of a porch, a lounge, a kitchen, three good size bedrooms and a family bathroom. Externally there are both front and rear gardens as well as an allocated parking space being within close proximity. To arrange your viewing contact our Drayton Office today!





FRONT

PORCH

LOUNGE 16' 7 max" x 11' 7" (5.05m x 3.53m)

KITCHEN 11' 7" x 10' 1 max" (3.53m x 3.07m)

LANDING

BEDROOM ONE 11' 7" x 10' 0" (3.53m x 3.05m)

BEDROOM TWO 11' 5" x 8' 6" (3.48m x 2.59m)

BEDROOM THREE 11' 6" x 7' 2" (3.51m x 2.18m)

BATHROOM 8' 7" x 4' 6" (2.62m x 1.37m)

REAR GARDEN

ALLOCATED PARKING SPACE





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		77 C
55-68	D	56 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
Dibbensen**
estate and letting agents

OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire, PO6
2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk