



**£275,000**  
**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.



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