

GUIDE PRICE
£525,000
55 Lealand Road
Drayton, PO6 1LZ

We are delighted to welcome to the sales market this immaculate three bedroom semi-detached family home in the favoured cul-de-sac location of Lealand Road, Drayton. The property is ideally situated close to local shops, amenities, bus routes and is within the catchment of both Solent and Springfield Schools (subject to confirmation). The beautifully presented home comprises; entrance hall, lounge, WC, utility room and a spacious kitchen/dining room to the ground floor. On the first floor you will find two double bedrooms, a single bedroom and a four piece bathroom suite. Additional benefits to the property include underfloor heating throughout the lower level, large low maintenance rear garden, outbuildings (currently arranged as a gym and store room) as well as off road parking to the front. A viewing is highly recommended as early interest is expected. To arrange an appointment contact Jeffries and Dibbens (Drayton).





ENTRANCE HALL 19' 0" x 7' 5" (5.79m x 2.26m)

LOUNGE 14' 1" x 12' 5" (4.29m x 3.78m)

WC 6' 4" x 3' 7" (1.93m x 1.09m)

KITCHEN/DINING ROOM 36' 6" x 16' 2" (11.13m x 4.93m)

UTILITY ROOM 12' 6" x 3' 8" (3.81m x 1.12m)

LANDING

BEDROOM ONE 14' 3" x 12' 5" (4.34m x 3.78m)

BEDROOM TWO 13' 5" x 11' 6" (4.09m x 3.51m)

BEDROOM THREE 8' 6" x 7' 5" (2.59m x 2.26m)

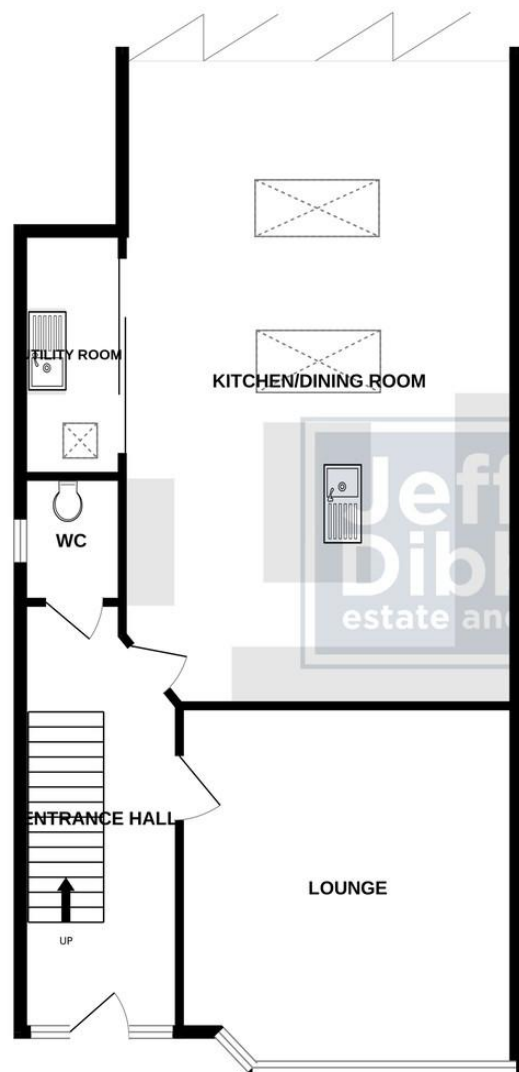
FAMILY BATHROOM 8' 8" x 5' 11" (2.64m x 1.8m)

GARDEN

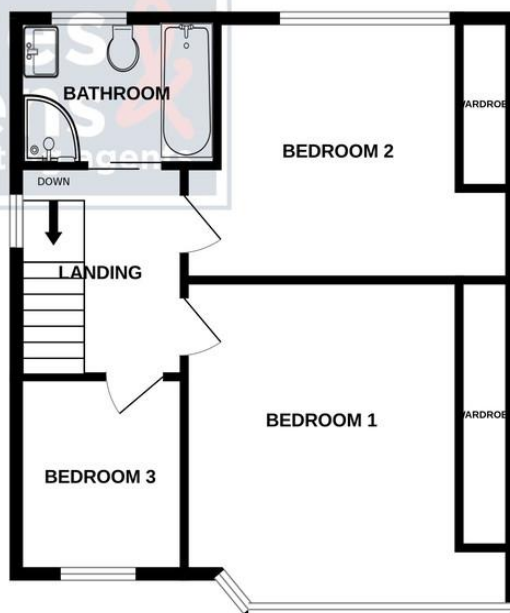
GYM 13' 5" x 7' 8" (4.09m x 2.34m)

OUTBUILDING 8' 5" x 8' 2" (2.57m x 2.49m)

GROUND FLOOR



1ST FLOOR



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		83 B
69-80	C	74 C	
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

**Jeffries
Dibbens &**
estate and letting agents

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