



OFFERS IN EXCESS OF
£375,000
63 Old Manor Way
Portsmouth, PO6 2NL

PROPERTY SUMMARY

We're pleased to present to the market this well presented three bedrooms semi detached house located on Old Manor Way, Drayton. The property consists of a lounge, an open plan kitchen/diner leading to a conservatory and downstairs WC. To the first floor you will find three bedrooms and a stunning family bathroom with a loft room and additional shower room located to the second floor. Externally you will find a low maintenance rear garden with access to a garage and an open front garden laid to stone. To arrange your viewing contact our Drayton Office today!





FRONT

HALLWAY

LOUNGE 14' 0 into bay" x 12' 0" (4.27m x 3.66m)

KITCHEN/DINER 18' 1" x 12' 5" (5.51m x 3.78m)

CONSERVATORY 15' 6" x 6' 6" (4.72m x 1.98m)

WC

FIRST FLOOR LANDING

BEDROOM ONE 12' 6" x 11' 1" (3.81m x 3.38m)

BEDROOM TWO 12' 6" x 10' 4" (3.81m x 3.15m)

BEDROOM THREE 7' 6" x 6' 8" (2.29m x 2.03m)

STAIRS TO LOFT ROOM

LOFT ROOM 12' 0" x 11' 0" (3.66m x 3.35m)

SHOWER ROOM

REAR GARDEN

GARAGE



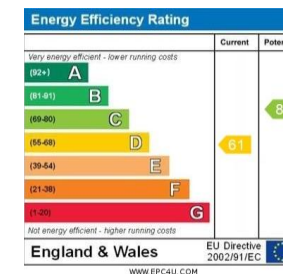
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 C

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.

**Jeffries
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