





# 31 Waverley Road

Portsmouth, PO6 1RA

- THREE BEDROOMS
- SOUGHT AFTER DRAYTON LOCATION
- GARAGE
- EASY ACCESS TO THE M27 AND A3
- NEUTRAL MODERN CONDITION THROUGHOUT
- SEMI-DETACHED HOUSE
- PARKING FOR MULTIPLE VEHICLES
- FANTASTIC SCHOOL CATCHMENTS
- NEWLY FITTED UPSTAIRS BATHROOM

A very well-presented three-bedroom semi-detached home in the highly desirable Drayton area, featuring a modern kitchen, spacious lounge/diner, newly fitted bathroom, garage and driveway parking for approximately three vehicles. With a generous rear garden, excellent local schools, convenient amenities and easy motorway access nearby, this is an ideal family home in a sought-after location.



Offers over £350,000



Situated in the highly sought-after Drayton area, this very well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal choice for families and professionals alike.

The ground floor comprises a modern fitted kitchen and a generous lounge/dining room, providing an excellent space for both everyday living and entertaining. Sliding patio doors from the lounge/diner open directly onto the attractive rear garden, which is predominantly laid to lawn and complemented by a patio seating area, perfect for enjoying outdoor dining and relaxation.

To the first floor, the property boasts three well-proportioned bedrooms, including two spacious double bedrooms that would both comfortably serve as principal bedrooms, together with a sizeable third bedroom. The accommodation is completed by a recently installed contemporary family bathroom finished to a high standard.

Externally, the property benefits from a private driveway providing off-road parking for approximately three vehicles, in addition to a garage offering further parking or useful storage space.

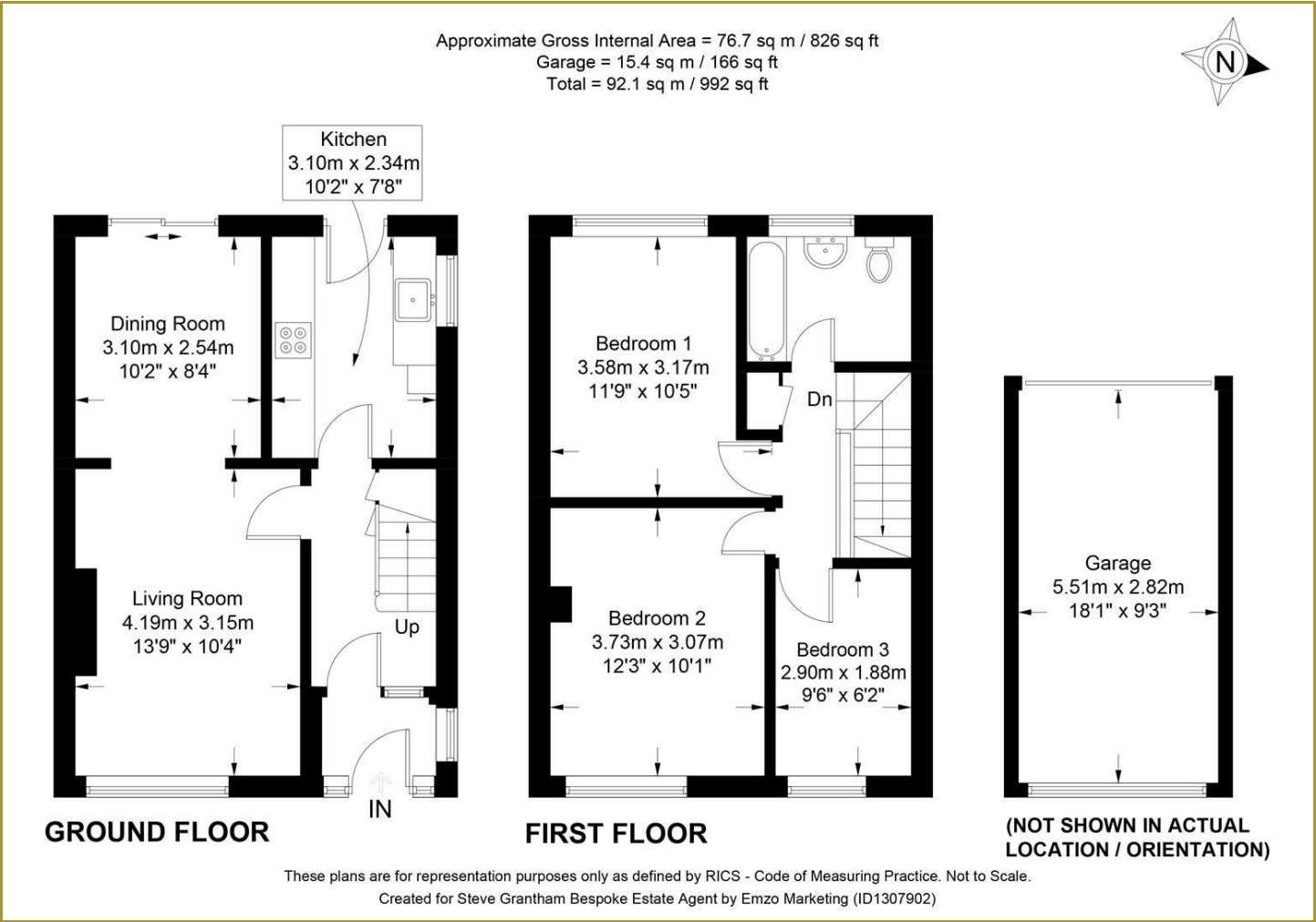
Conveniently located within easy reach of a range of local amenities, well-regarded schools, excellent transport links and motorway access, this attractive home combines comfortable living with a highly desirable location.

Should a purchaser(s) have an offer accepted on a property marketed by Steve Grantham Bespoke Estate Agent, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £30 plus VAT per named purchaser, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

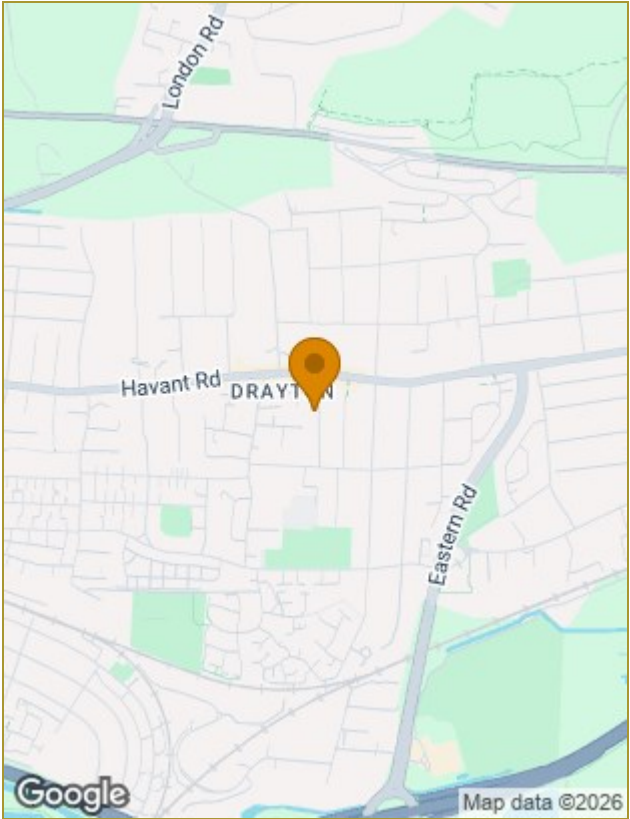




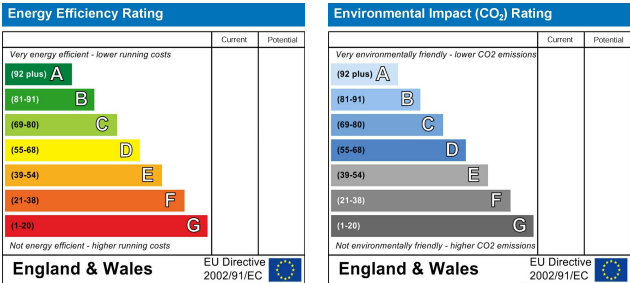
Floor Plans



Location Map



Energy Performance Graph



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