

OFFERS IN EXCESS OF

£440,000

66 Station Road

Portsmouth, PO6 1PJ

PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented three bedroom semi detached house located in Station Road Drayton. This property is conveniently positioned within the Springfield and Court Lane School Catchments and also within easy access of local shops and motorway links. The accommodation on offer consists of a hallway, a lounge, an open plan kitchen diner with a bright and airy kitchen extension with a glazed roof and access to a downstairs WC and to the first floor you will find three bedrooms and the family bathroom. Other benefits include, gas central heating, off road parking and a westerly facing rear garden with a private aspect. To arrange your viewing contact our Drayton Office today!





FRONT Off road parking located to the front of the property, shared access leading to garage, front door to property.

HALLWAY

LOUNGE 14' 9 into bay" x 11' 6" (4.5m x 3.51m)

KITCHEN/DINER 17' 6 max" x 12' 4 max" (5.33m x 3.76m)

SUN ROOM 14' 6" x 10' 4" (4.42m x 3.15m)

WC

FIRST FLOOR LANDING

BEDROOM ONE 12' 0" x 11' 5" (3.66m x 3.48m)

BEDROOM TWO 12' 6" x 9' 10" (3.81m x 3m)

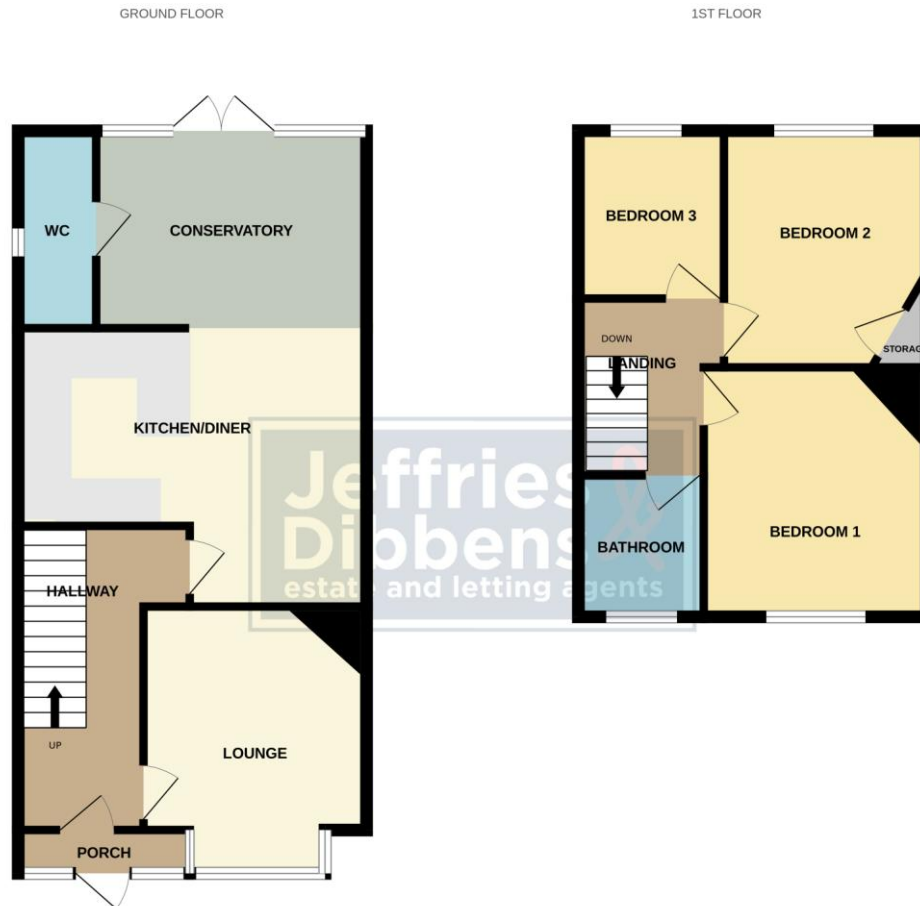
BEDROOM THREE 8' 7" x 7' 8" (2.62m x 2.34m)

FAMILY BATHROOM

GARAGE

REAR GARDEN

SUMMER HOUSE Power and lighting.



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	67 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
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