



**£595,000**  
**14 Drayton Lane**  
Portsmouth, PO6 1HG

## PROPERTY SUMMARY

Offered with NO FORWARD CHAIN and located in the sought after position of Drayton Lane you will find this three bedroom detached chalet bungalow, which is within a short walk to local shops, cafe's and bus links. The properties accommodation is spread over two floors and consists of a hallway, downstairs WC, a kitchen, a dining room, a spacious lounge, three good size bedrooms and a well appointed shower room. Externally there are front and rear gardens, a double garage with power and lighting as well as a workshop. To arrange your viewing contact our Drayton Office today!





**FRONT:** Front garden laid to lawn, steps leading up to front of the property.

**HALLWAY**

**WC**

**KITCHEN** 13' 8" x 9' 10" (4.17m x 3m)

**DINING ROOM** 13' 8" x 9' 10" (4.17m x 3m)

**LIVING ROOM** 22' 0" x 19' 4" (6.71m x 5.89m)

**LANDING**

**BEDROOM ONE** 15' 2" x 13' 9" (4.62m x 4.19m)

**BEDROOM TWO** 13' 0" x 9' 10" (3.96m x 3m)

**BEDROOM THREE** 10' 5" x 9' 10" (3.18m x 3m)

**SHOWER ROOM**

**REAR GARDEN**

**DOUBLE GARAGE** 18' 1" x 16' 4" (5.51m x 4.98m)

**WORKSHOP** 18' 0" x 9' 2" (5.49m x 2.79m)





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 E

**VIEWINGS**  
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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.

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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