

**£400,000**  
**9 Faraday Road**  
Drayton, PO6 2LE



## PROPERTY SUMMARY

We are delighted to present this rare opportunity to acquire a three-bedroom detached home on Faraday Road, Drayton. The property offers a hallway leading to a spacious lounge, a bright and airy kitchen/diner, and a convenient downstairs WC. Upstairs, you'll find three well-proportioned bedrooms, including a master bedroom with ensuite facilities, along with a modern family bathroom. Outside, the west-facing rear garden provides ample space to relax, complete with rear access and direct entry to the garage. To arrange a viewing, contact our Drayton Office today!





**FRONT** Driveway with access to a garage via an up and over door, front door to property

**HALLWAY**

**WC**

**LOUNGE** 16' 5 max" x 12' 2 max" (5m x 3.71m)

**KITCHEN/DINER** 15' 3" x 11' 6" (4.65m x 3.51m)

**FIRST FLOOR LANDING**

**BEDROOM ONE** 12' 2 max" x 11' 5 max" (3.71m x 3.48m)

**ENSUITE**

**BEDROOM TWO** 10' 4" x 9' 1" (3.15m x 2.77m)

**BEDROOM THREE** 10' 3" x 5' 9" (3.12m x 1.75m)

**BATHROOM**

**REAR GARDEN**

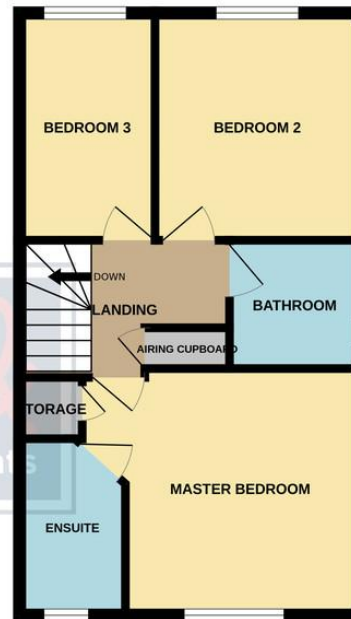
**GARAGE** 19' 3" x 9' 9" (5.87m x 2.97m)

**AGENTS NOTE** The owner of the property has made us aware that there is an estate charge of £260.42 payable each year. Please ask for further details.

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	88 B	88 B
69-80	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

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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