

£460,000
9 Homefield Road
Portsmouth, PO6 1RB

PROPERTY SUMMARY

Offered with NO FORWARD CHAIN and located in the quiet cul de sac of Homefield Road, Drayton, you will find this three bedroom detached bungalow. The accommodation on offer consists of three good size bedrooms, a modern bathroom with a four piece bathroom suite, a kitchen, a lounge which has access via sliding doors into the conservatory. Externally you will find off road parking located to the front of the property, a garage and a large rear garden with the added benefit from a brick build out building. We highly recommend an internal viewing to fully appreciate everything that this property has to offer. Contact our Drayton office today to arrange your viewing.





FRONT Driveway providing off road parking, side access to rear garden, front door to property.

PORCH

HALLWAY

BEDROOM ONE 15' 1 max" x 10' 4" (4.6m x 3.15m)

BEDROOM TWO 14' 11 max" x 12' 4" (4.55m x 3.76m) Currently used as a living room.

BEDROOM THREE 10' 5" x 9' 8" (3.18m x 2.95m)

BATHROOM 7' 5" x 5' 10" (2.26m x 1.78m)

LIVING ROOM 12' 8" x 12' 4" (3.86m x 3.76m)

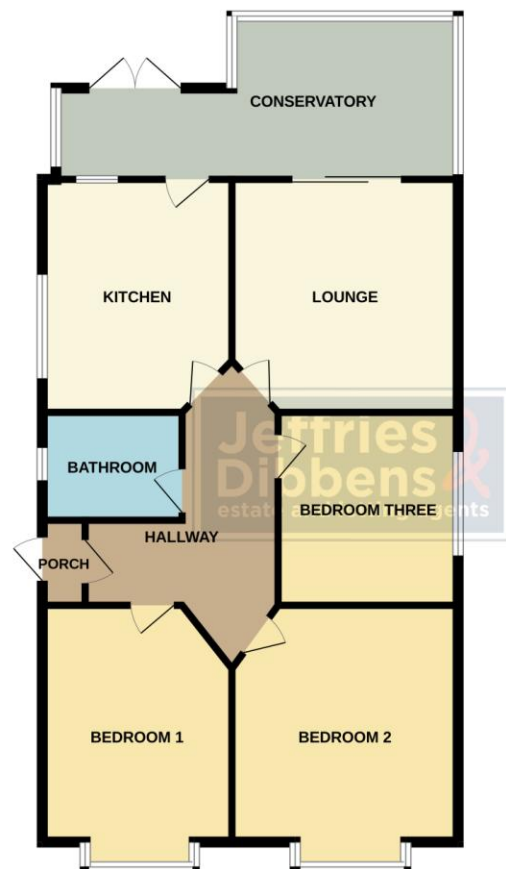
KITCHEN 12' 9" x 9' 11" (3.89m x 3.02m)

CONSERVATORY 15' 7 max" x 8' 11 max" (4.75m x 2.72m)

REAR GARDEN Brick built storage area located to rear of the garden.

GARAGE

GROUND FLOOR



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 D

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	77 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.

**Jeffries
Dibbens**
estate and letting agents

OFFICE ADDRESS
196 Havant Road, Drayton,
Portsmouth, Hampshire, PO6
2EH

CONTACT
023 9237 3341
drayton@jeffries.co.uk
www.jdea.co.uk