



GUIDE PRICE
£350,000
76a London Road
Drayton, PO6 3ET

**** GUIDE PRICE £350,000 - £355,000 **** We are delighted to offer to the market this well presented three bedroom semi-detached property situated on London Road, close to Cosham High Street shops, QA Hospital and local schools. Set back from the road, the property benefits from off road parking for two vehicles and an integral garage. The accommodation boasts a modern fitted kitchen, lounge/diner with bi-folding doors opening onto a south facing rear garden and a cloakroom to the ground floor with three double bedrooms and bathroom on the first floor. An internal viewing is highly recommended and can be arranged by contacting Jeffries and Dibbens (Drayton).





PORCH Double glazed porch leading into entrance hall.

KITCHEN 10' 11" x 7' 7" (3.33m x 2.31m) Double glazed bay window to front aspect, double glazed window and partially glazed door to side aspect, range of fitted cupboards and work surfaces, sink and drainer unit, space for fridge/freezer, integral oven with induction hob and extractor over, plumbing for washing and dishwasher, wall mounted combination boiler, spotlighting.

WC Obscure double glazed window to side aspect, low level WC, wash hand basin with mixer tap over, tiled walls.

LOUNGE/DINER 19' 7" x 11' 10" (5.97m x 3.61m) Double glazed bay window and bi-folding doors opening to a southerly aspect rear garden, two radiators, fitted under stairs storage cupboard.

FIRST FLOOR LANDING Radiator, access to loft, doors leading to:

BEDROOM ONE 19' 7" x 8' 9" (5.97m x 2.67m) Twin aspect double glazed bay windows to southerly facing aspect, fitted wardrobe, radiator.

BEDROOM TWO 10' 11" x 10' 6" (3.33m x 3.2m) Double glazed bay window to front aspect, fitted wardrobe, radiator.

BEDROOM THREE 11' x 8' 10" (3.35m x 2.69m) Double glazed bay window to front aspect, radiator.

BATHROOM 8' 8" x 5' 6" (2.64m x 1.68m) Three piece bathroom suite, double glazed window to side aspect, single panel P shaped bath with shower, WC, vanity hand wash basin, heated towel rail.

REAR GARDEN Southerly facing enclosed rear garden with side access, patio area.

INTEGRAL GARAGE 16' 10" x 7' 8" (5.13m x 2.34m) Integral garage with aluminium up and over door, power and lighting.

OFF ROAD PARKING Shared access to driveway at front of the property. Parking for two vehicles.



GROUND FLOOR

1ST FLOOR



LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band D

VIEWINGS
By prior appointment only

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+)	A	
(81-91)	B	83
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM



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

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

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.