



FROM  
**£400,000**  
**1 Merrion Place**  
Drayton, PO6 1EG

**\*\* PLOT 1 NOW AVAILABLE FOR VIEWING AND RESERVATION \*\***

**\*\* DETACHED FAMILY HOME \*\* OPEN PLAN LIVING \*\* MODERN FITTED KITCHEN \*\* THREE DOUBLE BEDROOMS \*\* MASTER EN-SUITE \*\* STUDY & UTILITY ROOM \*\* TWO ALLOCATED PARKING SPACES WITH EV CHARGER POINT \*\* CENTRAL DRAYTON LOCATION \*\* 10 YEAR WARRANTY \*\***

**3** 

**2** 

**1** 







## **ENTRANCE HALL**

**UTILITY ROOM** 6' 3" x 7' 9" (1.91m x 2.36m)

**STUDY** 7' 9" x 8' 5" (2.36m x 2.57m)

**WC** 8' 5" x 3' 6" (2.57m x 1.07m)

**LOUNGE/DINER** 20' 9" x 14' 10" (6.32m x 4.52m)

**KITCHEN** 7' 10" x 8' 0" (2.39m x 2.44m)

## **LANDING**

**BEDROOM ONE** 11' 9" x 12' 9" (3.58m x 3.89m)

**EN-SUITE** 7' 8" x 6' 7" (2.34m x 2.01m)

**BEDROOM TWO** 10' 7" x 11' 7" (3.23m x 3.53m)

**BEDROOM THREE** 10' 11" x 9' 11" (3.33m x 3.02m)

**FAMILY BATHROOM** 8' 4" x 5' 10" (2.54m x 1.78m)

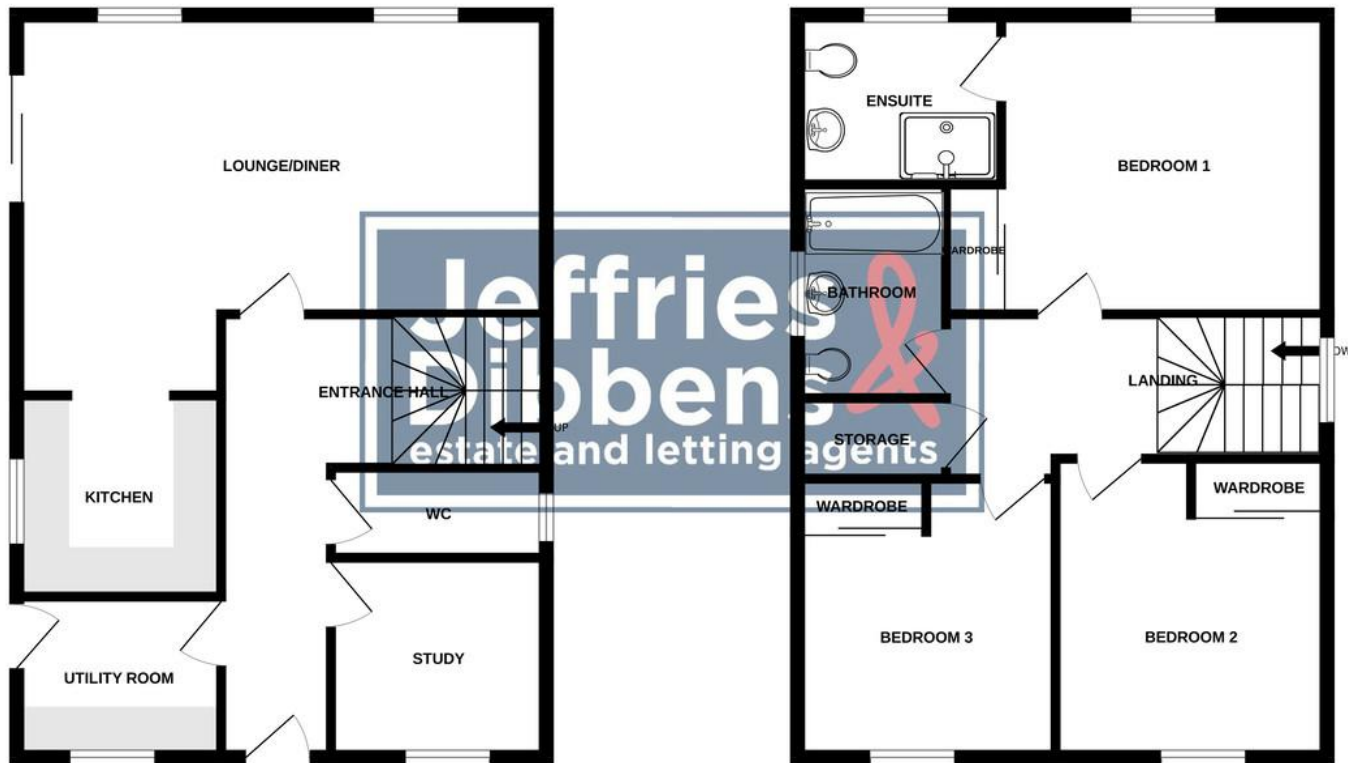
## **GARDEN**

**PARKING** Two allocated spaces.



GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.

1ST FLOOR  
600 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1200 sq.ft. (111.5 sq.m.) approx.

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

| Energy Efficiency Rating                    |          | Current | Potential               |
|---|----------|---------|-------------------------|
| Very energy efficient - lower running costs |          |         |                         |
| (92-100)                                    | <b>A</b> |         | 93                      |
| (81-91)                                     | <b>B</b> | 84      |                         |
| (69-80)                                     | <b>C</b> |         |                         |
| (55-68)                                     | <b>D</b> |         |                         |
| (39-54)                                     | <b>E</b> |         |                         |
| (21-38)                                     | <b>F</b> |         |                         |
| (1-20)                                      | <b>G</b> |         |                         |
| Not energy efficient - higher running costs |          |         |                         |
| <b>England, Scotland &amp; Wales</b>        |          |         | EU Directive 2002/91/EC |

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

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