

GUIDE PRICE

**£450,000**

**10 Station Road**

Drayton, PO6 1PH



NO FORWARD CHAIN! We are delighted to welcome to the sales market this spacious detached chalet bungalow situated in the popular residential location of Station Road, Drayton. The property is within easy access to local shops, travels links and other amenities as well as catchment for Springfield School. The accommodation provides versatile living and comprises; hallway, dining room, reception room/bedroom three, kitchen, living room and shower room to the ground floor. To the first floor you will find two bedrooms and a family bathroom. Additional benefits to the property include off road parking and a generous well established rear garden. A viewing is highly recommended and can be arranged via Jeffries and Dibbens (Drayton).

2 

1 

3 







**ENTRANCE HALL** 13' 1" x 5' 4" (3.99m x 1.63m)

**RECEPTION ROOM/ BEDROOM THREE** 11' 7" x 10' 0" (3.53m x 3.05m)

**DINING ROOM** 17' 0" x 10' 3" (5.18m x 3.12m)

**KITCHEN** 14' 10" x 7' 5" (4.52m x 2.26m)

**SHOWER ROOM** 5' 9" x 4' 6" (1.75m x 1.37m)

**LIVING ROOM** 14' 7" x 12' 9" (4.44m x 3.89m)

**LANDING**

**BEDROOM ONE** 13' 10" x 9' 6" (4.22m x 2.9m)

**BEDROOM TWO** 11' 4" x 9' 9" (3.45m x 2.97m)

**BATHROOM** 7' 10" x 5' 7" (2.39m x 1.7m)

**GARDEN**



GROUND FLOOR

1ST FLOOR



**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>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>	38	
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		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

**Jeffries  
Dibbensen**  
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