



OFFERS IN EXCESS OF
£500,000
2 Waverley Road
Drayton, PO6 1RA

We are delighted to present to the sales market this beautiful four bedroom extended semi-detached family home. Suited in the popular area of Waverley Road, Drayton, it is only a short distance from Springfield and Court Lane Schools, local shops, transport links and other amenities. The modernised property comprises; porch, entrance hall, lounge, WC and stunning open plan kitchen/diner to the ground floor. On the first floor you will find three bedrooms and a family bathroom, with a further bedroom and en-suite shower room to the top floor. Additional benefits to the property include off road parking, garage and a low maintenance landscaped rear garden with a large summer house. A viewing is highly recommended to appreciate the property on offer and can be arranged via Jeffries and Dibbens (Drayton)

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PORCH

ENTRANCE HALL 15' 3" x 5' 6" (4.65m x 1.68m)

LOUNGE 15' 1" x 11' 3" (4.6m x 3.43m)

KITCHEN/DINER 24' 1" x 17' 2" (7.34m x 5.23m)

WC 4' 5" x 2' 3" (1.35m x 0.69m)

LANDING

BEDROOM ONE 11' 11" x 11' 2" (3.63m x 3.4m)

BEDROOM THREE 11' 11" x 9' 11" (3.63m x 3.02m)

BEDROOM FOUR 8' 9" x 6' 11" (2.67m x 2.11m)

FAMILY BATHROOM 5' 6" x 5' 4" (1.68m x 1.63m)

LANDING

BEDROOM TWO 16' 2" x 9' 5" (4.93m x 2.87m)

ENSUITE 7' 10" x 5' 7" (2.39m x 1.7m)

GARDEN Easterly Facing.

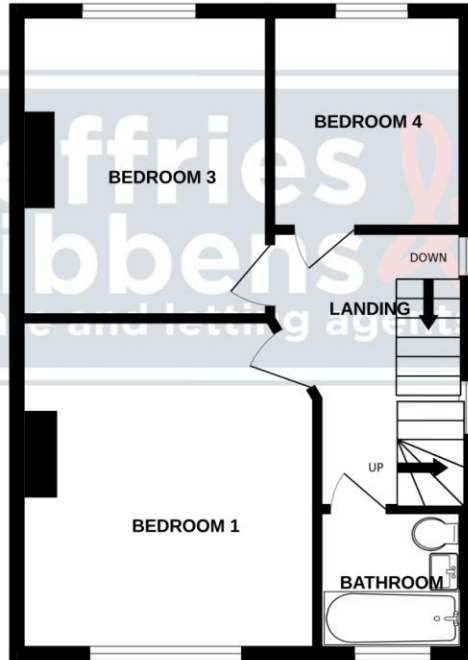
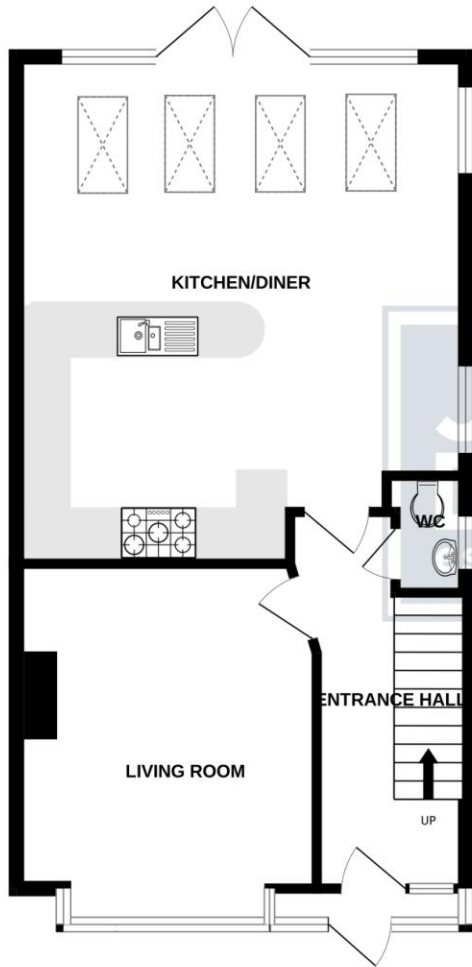
GARAGE 20' x 8' 7" (6.1m x 2.62m) With power and lighting.

SUMMER HOUSE 15' 8" x 9' 1" (4.78m x 2.77m) With power and lighting.

GROUND FLOOR

1ST FLOOR

2ND 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 C

VIEWINGS
By prior appointment only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		81
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
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
Dibbens &**
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