



£370,000
19 Chalkridge Road
Drayton, PO6 2BE

NO FORWARD CHAIN! We are pleased to welcome to the sales market this spacious two bedroom detached bungalow situated in the popular elevated location of Chalkridge Road, Drayton. The property which benefits from stunning sea views across Portsmouth Harbour is located a short distance from QA Hospital, Cosham High Street, motorway links, bus routes, recreation grounds and other local amenities. The accommodation briefly comprises; entrance hall, split level living room, two generous bedrooms, modernised kitchen and shower room. Additional benefits to the property include potential to extend (subject to relevant permissions), off road parking, garage, elevated front and rear gardens, catchment for Court Lane and Springfield Schools, gas central heating and double glazing. A viewing is highly recommended to appreciate the property and location on offer.





ENTRANCE HALL 12' 5" x 7' 0" (3.78m x 2.13m)

LIVING ROOM 20' 11" x 10' 9" (6.38m x 3.28m)

KITCHEN 12' 9" x 10' 0" (3.89m x 3.05m)

BEDROOM ONE 16' 0" x 11' 8" (4.88m x 3.56m)

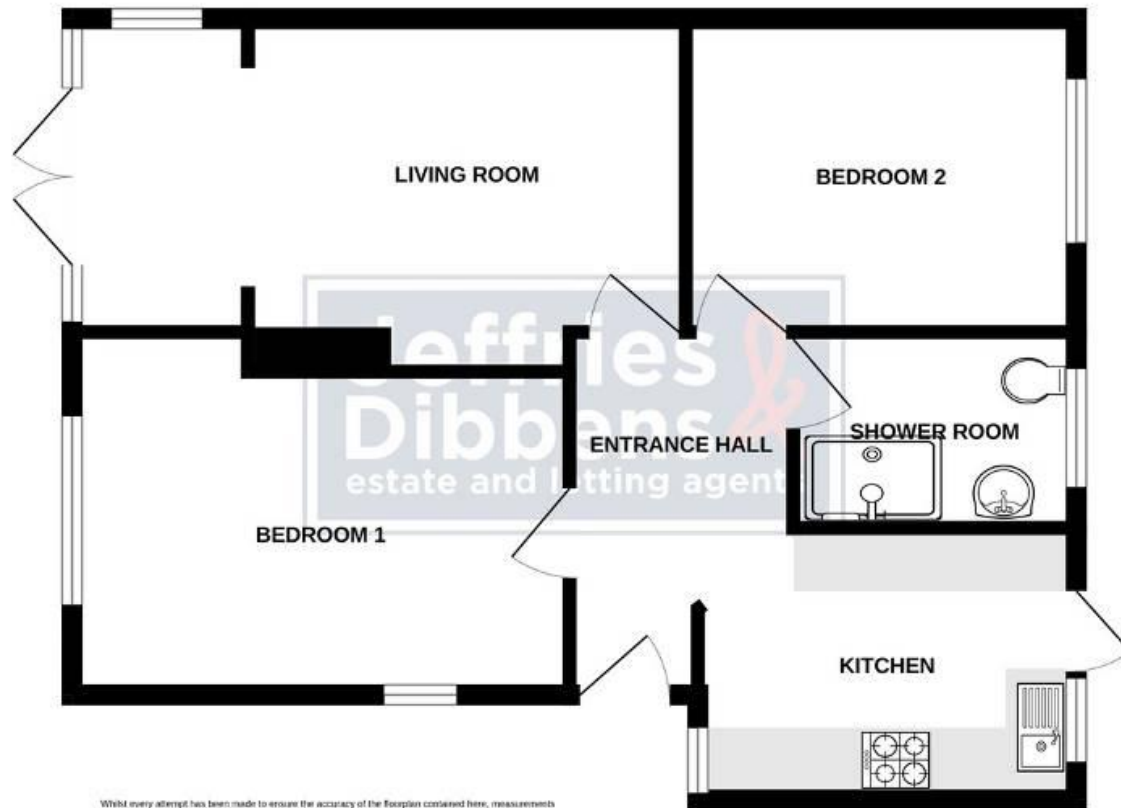
BEDROOM TWO 11' 7" x 10' 8" (3.53m x 3.25m)

SHOWER ROOM 7' 10" x 5' 5" (2.39m x 1.65m)

GARAGE 15' 2" x 10' 1" (4.62m x 3.07m)



GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the description 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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	64 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

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