



OFFERS OVER
£375,000
87 Lealand Road
Drayton, PO6 1LZ

We are delighted to welcome to the market this well presented three bedroom semi- detached family home situated in the quiet cul-de-sac of Lealand Road, Drayton. The property is within the catchment for Springfield and Solent Schools and is a short distance from local shops, bus routes, recreation grounds, motorway links and other amenities. The accommodation comprises; entrance hall, spacious open plan lounge/diner, kitchen and conservatory to the ground floor. To the first floor you will find three bedrooms and a modern shower room. Additional benefits to the property include a garage, off road parking, south facing garden, gas central heating and double glazing. A viewing is highly recommended to appreciate the property on offer.

- 3 
- 1 
- 2 





ENTRANCE HALL

LOUNGE 16' 5" x 11' 10" (5m x 3.61m)

DINING ROOM 13' 0" x 10' 9" (3.96m x 3.28m)

KITCHEN 14' 4" x 6' 9" (4.37m x 2.06m)

CONSERVATORY 11' 7" x 9' 11" (3.53m x 3.02m)

LANDING

BEDROOM ONE 12' 5" x 11' 5" (3.78m x 3.48m)

BEDROOM TWO 13' 11" x 11' (4.24m x 3.35m) Housing combination boiler.

BEDROOM THREE 7' 4" x 6' 5" (2.24m x 1.96m)

SHOWER ROOM 5' 9" x 5' 7" (1.75m x 1.7m)

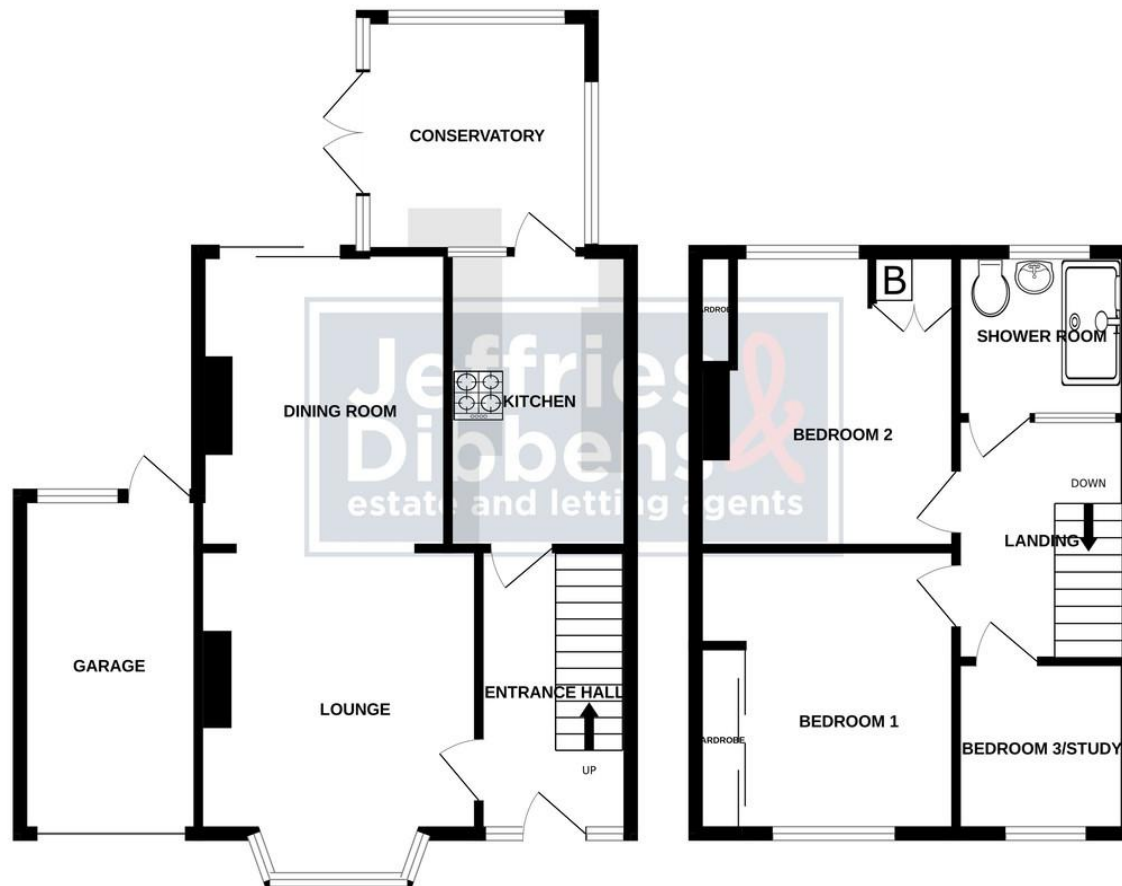
GARDEN

GARAGE 15' 9" x 7' 9" (4.8m x 2.36m)



GROUND FLOOR

1ST 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.
Made with Metropix ©2024

LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		



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