



Parlour Way

Drayton, Portsmouth, PO6 1DY

Two Bedroom Terraced House with Parking

Asking Price Of

£299,995

Property Features

- Two Double Bedrooms
- Enclosed Rear Garden and Shed
- Modern Kitchen
- Neutral Décor and Carpets
- Built In Appliances
- Double Glazing Throughout
- No Onward Chain
- Gas Central Heating
- Allocated Parking Space
- Remainder of Building Guarantee



Full Description

GENERAL DESCRIPTION

Built in 2021, this delightful modern two-bedroom terraced home with allocated parking space, is situated in Drayton, close to supermarket and within easy access to the A27 and A3 motorways.

Presented with neutral décor and carpets throughout, this home has modern kitchen and bathroom, plus gas central heating and double glazing. No Onward Chain.



FRONT OF PROPERTY

Paved pathway and tarmac allocated parking space leading to contemporary grey UPVC front entrance door with covered porch.

ENTRANCE LOBBY

4' 3" x 4' 10" (1.31m x 1.49m) With doors leading to cloakroom and kitchen. White painted walls, grey laminate wood effect flooring, radiator and inset spotlights to ceiling.



CLOAKROOM

4' 2" x 4' 11" (1.29m x 1.5m) Fitted with white sanitary ware to include low level WC with push button flush, pedestal wash hand basin with mirror fitted over, tiled splashback. White painted walls and grey wood effect laminate. Extractor and inset spotlights fitted to ceiling.



KITCHEN

9' 2" x 12' 7" (2.81m x 3.85m) Modern contemporary kitchen with window to front aspect, fitted with white gloss units and dark laminate worktop with inset one and a half bowl stainless steel sink with mixer tap. Built in Zanussi appliances to include induction hob with extractor over, oven, fridge/freezer, dishwasher and washing machine. Coloured glass splashback. Grey wood effect laminate flooring and inset spotlights to ceiling. Wall mounted combination boiler, concealed in kitchen cupboard.



LIVING ROOM

13' 8" x 14' 7" (4.19m x 4.47m) Lovely light bright room to rear aspect of the property and UPVC entrance door to garden. This room is open plan from the kitchen and has stairs to the first floor. Decorated with white walls and grey carpet, with 3 triple light fittings to ceiling. Radiator and useful understair storage cupboard housing fuse board and meters.



STAIRS AND LANDING

Stairs to first floor leading to landing with doors to bathroom and bedrooms. Large Storage cupboard. Decorated with white décor and grey carpet with inset spotlights to ceiling and access hatch to loft.

BEDROOM ONE

9' 11" x 13' 9" (3.03m x 4.2m) Double bedroom to rear aspect with UPVC double glazed window. Built in mirrored wardrobe. White décor with grey carpet and flush light fitting to ceiling.



BEDROOM TWO

10' 3" x 13' 9" (3.13m x 4.2m) Double bedroom to front aspect with two windows, making this room a lovely, light space. Decorated in white with grey carpet and flush light fittings to ceiling. Radiator.



BATHROOM

6' 5" x 6' 5" (1.98m x 1.98m) Modern bathroom with white sanitary ware to include pedestal wash hand basin with cupboard under, bath with shower fitted over and glass shower screen, low level WC. Shaver socket. Partially tiled walls. Inset spots to ceiling. Wood effect laminate flooring. Radiator.



REAR GARDEN

Fully enclosed rear garden with rear access gate. Mainly laid to lawn, with paved pathway. Timber framed shed.

USEFUL INFORMATION

- Price (£) 299,995
- Tenure - Freehold
- Council tax band C - Portsmouth City Council
- Service Charge - £233 for the period of 1/02/24 till 31/01/25
- Gas Central Heating
- Mains Water Supply
- Broadband - Fibre
- 100% of property being sold.

VIEWING BY APPOINTMENT ONLY THROUGH HAMPSHIRE LIFE HOMES

All measurements quoted are approximate and are for general guidance only. The fixtures and fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. These particulars are believed to be correct, but their accuracy is not guaranteed and therefore they do not constitute an offer or contract.

Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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