
Jeffries & Dibbens
estate and letting agents
OFFERS IN EXCESS OF
£425,000
44 Lealand Road
Portsmouth, PO6 1LZ

PROPERTY SUMMARY

We're pleased to present to the market this beautifully presented three bedroom semi detached home situated in the cul de sac location of Lealand Road, Drayton. The property boasts a spacious open plan kitchen/diner, separate lounge, utility room, a conservatory and downstairs WC. To the first floor you will find three good size bedrooms and a modern fitted shower room. Externally there is a garage, off road parking and westerly facing rear garden. To arrange your viewing contact our Drayton Office today!

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PORCH

HALLWAY

LOUNGE 14' 5" x 11' 3" (4.39m x 3.43m)

KITCHEN DINER 23' 6 max" x 18' 6 max" (7.16m x 5.64m) Measurements narrow to 9.8" - 10.8"

UTILITY ROOM 7' 9" x 6' 3" (2.36m x 1.91m)

WC

LANDING

BEDROOM ONE 14' 3" x 13' 0" (4.34m x 3.96m)

BEDROOM TWO 12' 10" x 10' 10" (3.91m x 3.3m)

BEDROOM THREE 9' 7" x 8' 0" (2.92m x 2.44m)

BATHROOM 5' 11" x 5' 9" (1.8m x 1.75m)

GARGAGE 35' 2" x 8' 11" (10.72m x 2.72m)

REAR GARDEN

GROUND FLOOR

1ST FLOOR



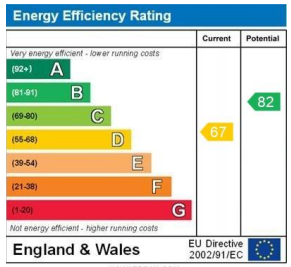
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.
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LOCAL AUTHORITY
Portsmouth City Council

TENURE
Freehold

COUNCIL TAX BAND
Band C

VIEWINGS
By prior appointment only



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.

As part of our legal obligations under the **Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017**, we are required to conduct an **electronic identity verification check** on all purchasers. Please note that this is **not a credit check** and will **not affect your credit history** in any way. Purchasers are required to make a one off payment of £24 inc VAT to facilitate this requirement.

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