

£350,000
35 Cranborne Road
Portsmouth, PO6 2BG

PROPERTY SUMMARY

Offered to the market with no forward chain, we are delighted to present this three-bedroom semi-detached home, situated on the sought-after hillside location of Cranborne Road. The accommodation comprises a bright and spacious lounge, an extended kitchen/dining room, and a convenient ground floor WC. Upstairs, the first floor offers three well-proportioned bedrooms and a modern fitted shower room. Externally, the property benefits from a rear garden featuring a patio seating area, complemented by mature shrubs and planting. A side gate provides access to the garage, while off-road parking is available to the front of the property. To arrange a viewing, please contact our Drayton office today.





FRONT Planted borders with shrubs and bushes, block paved driveway, front door located to the side of the property.

HALLWAY

LOUNGE 19' 7" x 11' 7" (5.97m x 3.53m)

KITCHEN/DINER 17' 3" x 12' 2" (5.26m x 3.71m)

WC

LANDING

BEDROOM ONE 11' 6" x 10' 5" (3.51m x 3.18m)

BEDROOM TWO 11' 6" x 9' 1" (3.51m x 2.77m)

BEDROOM THREE 9' 0" x 6' 10" (2.74m x 2.08m)

SHOWER ROOM

REAR GARDEN

GARAGE Power and lighting.



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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	80 C
55-68	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.

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.

**Jeffries
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