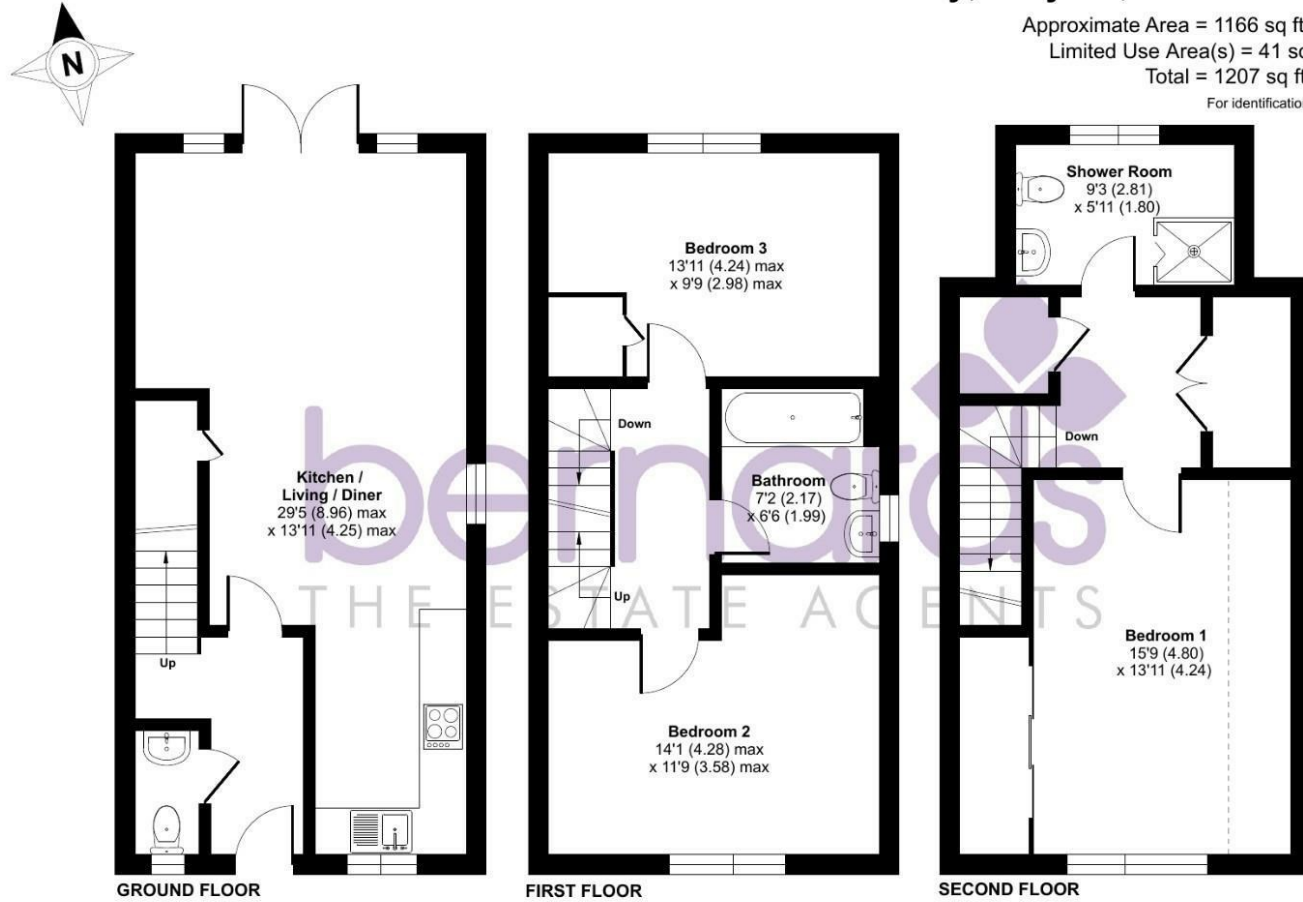


## Chalk Way, Drayton, Portsmouth, PO6

Approximate Area = 1166 sq ft / 108.3 sq m  
 Limited Use Area(s) = 41 sq ft / 3.8 sq m  
 Total = 1207 sq ft / 112.1 sq m  
 For identification only - Not to scale

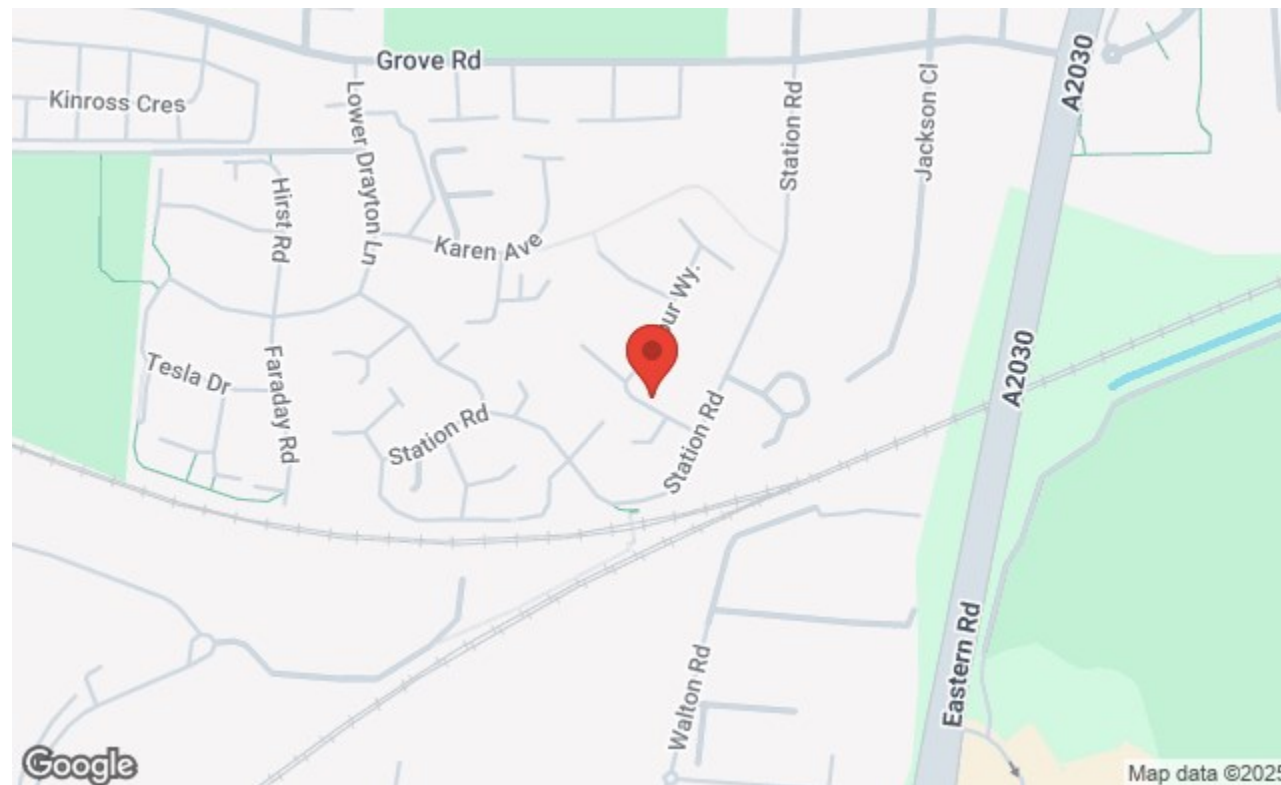


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nichicom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1289011



Offers In Excess Of £400,000

Chalk Way, Drayton PO6 1DW



### HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ SEMI DETACHED
- ❖ TOWN HOUSE
- ❖ OFF ROAD PARKING
- ❖ KITCHEN/DINER
- ❖ EN-SUITE
- ❖ ENCLOSED REAR GARDEN
- ❖ CENTRAL DRAYTON
- ❖ CLOSE TO SHOPS
- ❖ A MUST VIEW

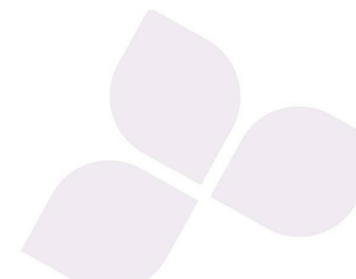
Nestled in the charming area of Chalk Way, Drayton, this modern townhouse presents an excellent opportunity for families and professionals alike. The property boasts three generously sized double bedrooms, ensuring ample space for relaxation and privacy. The master bedroom features an ensuite bathroom, providing a touch of luxury and convenience.

The ground floor comprises a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. Additionally, a downstairs w.c. adds to the practicality of the layout, making it ideal for busy households.

For those with vehicles, the property offers off-road parking for two cars, a valuable asset in today's urban environment. The low-maintenance garden is a delightful outdoor space, allowing you to enjoy the fresh air without the burden of extensive upkeep.

This townhouse combines modern living with comfort, making it a perfect choice for anyone seeking a stylish and functional home in a desirable location. Don't miss the chance to make this lovely property your own.

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
 t: 02392 728 091



Call today to arrange a viewing  
 02392 728 091  
[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**ENTRANCE HALL**

**W.C.**

**KITCHEN/DINER**

29'4" x 13'11" (8.96 x 4.25)

**LANDING**

**BEDROOM 2**

14'0" x 11'8" (4.28 x 3.58)

**BEDROOM 3**

13'10" x 9'9" (4.24 x 2.98)

**BATHROOM**

7'1" x 6'6" (2.17 x 1.99)

**LANDING**

**BEDROOM 1**

15'8" x 13'10" (4.80 x 4.24)

**SHOWER ROOM**

9'2" x 5'10" (2.81 x 1.80)

**PARKING FOR TWO CARS**

**GARDEN**

**ANTI MONEY LAUNDERING**

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification for each purchaser. A proof of address and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

**BERNARDS OFFER CHECK PROCEDURE**

If you are considering making an offer for this or any other

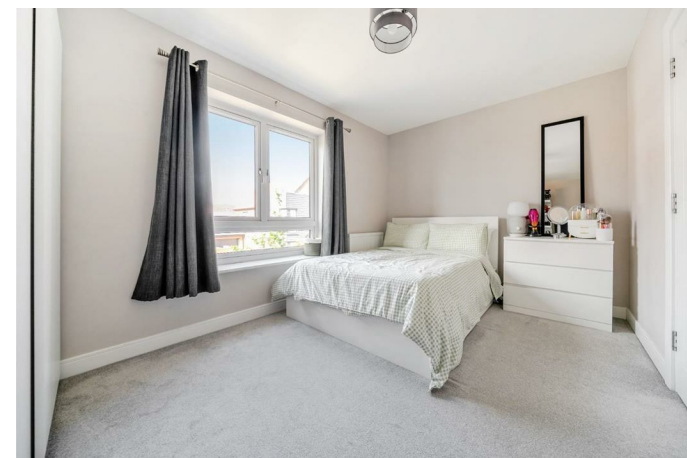
property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**SOLICITOR/ CONVEYANCING**

Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyancer will safeguard your interests and get the job done in a timely manner. Bernards can recommend several local firms of solicitors who have the necessary local knowledge and will provide a personable service. Please ask a member of our sales team for further details.

**COUNCIL TAX BAND D**  
£2181

**ESTATE SERVICE CHARGE**  
Approx 250 per annum



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		85	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			



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