

# 11 HIGHLANDS ROAD

DRAYTON | PORTSMOUTH | PO6 1HL



£415,000  
Freehold

- Four Bedroom Semi Detached House
- Solent and Springfield Catchment Area
- Private Driveway With Off Road Parking
- Living Room with a Bay Window
- Separate Dining Room and Kitchen
- Well Maintained Enclosed Rear Garden
- Offered With No Forward Chain
- Approximate Internal Area = 1485 Sq Ft

FRY &  
KENT



## In Brief

Fry and Kent are delighted to offer for sale this four bedroom semi detached house with **NO FORWARD CHAIN**. Situated within a cul-de-sac and the catchment area for Solent and Springfield Schools, this characterful family home has accommodation that comprises; entrance hallway, living room with a feature gas fireplace and french doors opening up to the rear garden and decking area, dining room with a bay window to the front elevation and a fitted kitchen. Ascending the stairs to the first floor are three bedrooms and the family bathroom with an additional bedroom on the second floor offering wonderful views over Langstone Harbour, Portsmouth and beyond. To the front is a private block paved driveway leading to the garage with an up and over door in addition to an enclosed front garden with a mixture of shrubs. To the rear is a fence and hedge enclosed westerly facing garden. The garden is mainly laid to lawn with a pathway running through the middle and a mixture of mature shrubs. A decking area adjoins the back of the house with access to both the kitchen and living room. Due to the proximity to Solent School and the peaceful cul-de-sac setting we expect viewing levels to be high.

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### KEY FACTS

Freehold

Council Tax Band – D

EPC Rating – D

Approximate Internal Area = 1485 Sq Ft



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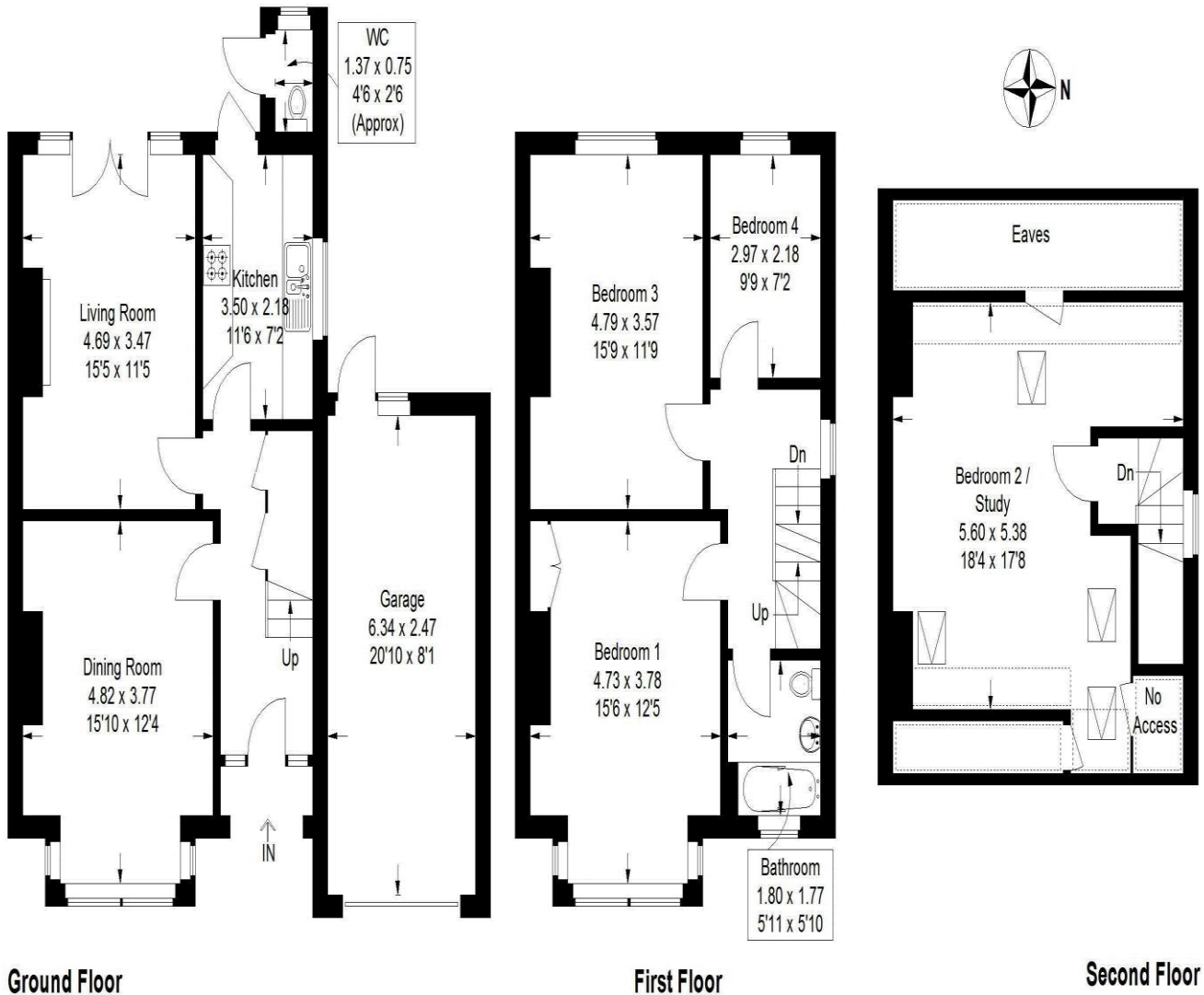
## Highlands Road, Portsmouth

Approximate Gross Internal Area (Excluding Eaves)

138.0 sq m / 1485 sq ft

Garage = 19.1 sq m / 206 sq ft

Total = 157.1 sq m / 1691 sq ft



= Reduced headroom below 1.5 m / 5'0

Illustration for identification purposes only, measurements are approximate, not to scale. (ID364680)

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