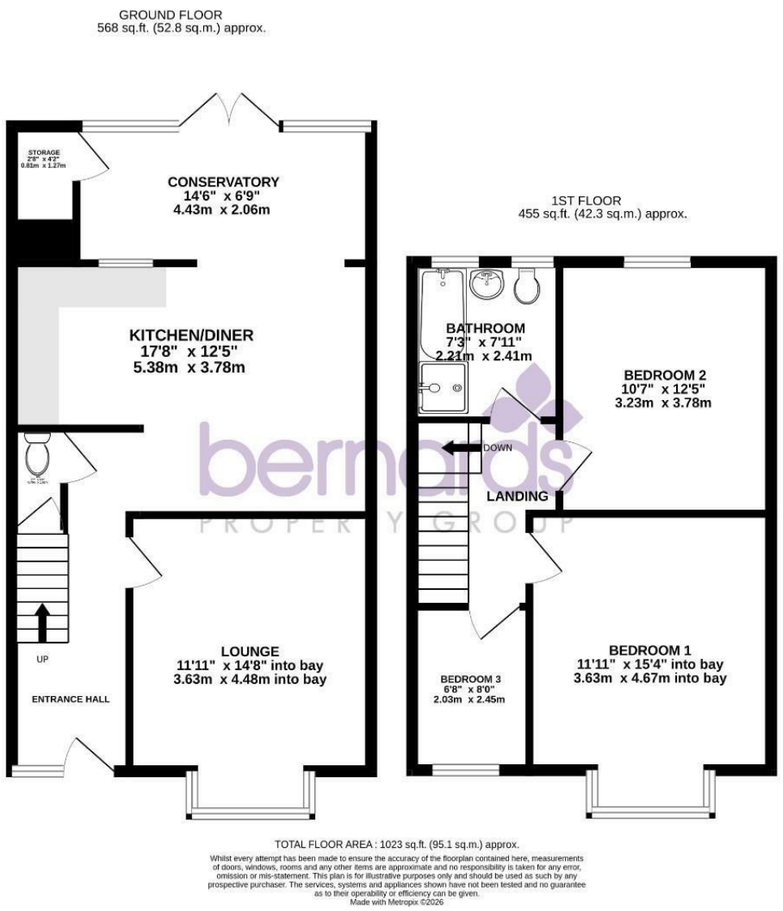
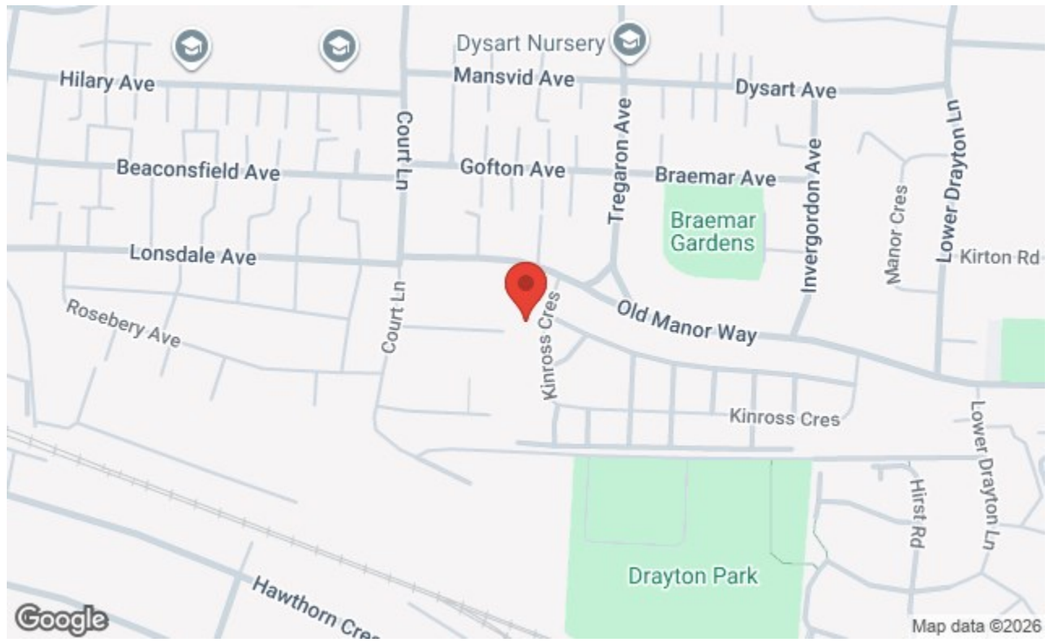




The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Asking Price £395,000

Kinross Crescent, Portsmouth PO6 2NR

bernards THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- RECENTLY RENOVATED
- NO FORWARD CHAIN
- THREE BEDROOMS
- LOUNGE
- OPEN PLAN KITCHEN / DINER
- CONSERVATORY
- WEST FACING REAR GARDEN
- OFF ROAD PARKING
- FOUR PIECE BATHROOM
- GOOD SCHOOL CATCHMENT

Welcome to this charming terraced house located on Kinross Crescent in the vibrant city of Portsmouth. This delightful property boasts a generous living space of 1,023 square feet, making it an ideal family home. With three well-proportioned bedrooms, it offers ample room for relaxation and rest.

As you enter, you will find two inviting reception rooms that provide a perfect setting for both entertaining guests and enjoying quiet family time. The open-plan kitchen and dining area create a warm and welcoming atmosphere, ideal for family meals and gatherings. The addition of a conservatory enhances the living space, allowing for an abundance of natural light and a seamless connection to the outdoors.

The property features a modern four-piece bathroom, ensuring comfort and convenience for all residents. A downstairs WC adds to the practicality of the home, making it suitable for busy family life. The west-facing garden is a true highlight, offering a private outdoor space to unwind, with rear access for added convenience.

Parking is a breeze with space for two vehicles, providing peace of mind in this bustling area. The property is also situated within a good school catchment, making it an excellent choice for families with children. With no forward chain, this home is ready for you to move in and start creating lasting memories.

Recently modernised, this house combines contemporary living with the charm of a traditional terraced home. Don't miss the opportunity to make this lovely property your own in the heart of Portsmouth.

Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk

PROPERTY INFORMATION

HALLWAY

LOUNGE
11'10" x 14'8" (3.63 x 4.48)

WC

KITCHEN / DINER
17'7" x 12'4" (5.38 x 3.78)

CONSERVATORY
14'6" x 12'4" (4.43 x 3.78)

STORAGE

BEDROOM ONE
11'10" x 15'3" (3.63 x 4.67)

BEDROOM TWO
10'7" x 12'4" (3.23 x 3.78)

BEDROOM THREE
6'7" x 8'0" (2.03 x 2.45)

BATHROOM
7'3" x 7'10" (2.21 x 2.41)

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.

FREE/LEASE
Freehold









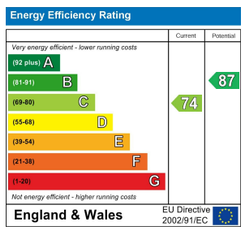












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