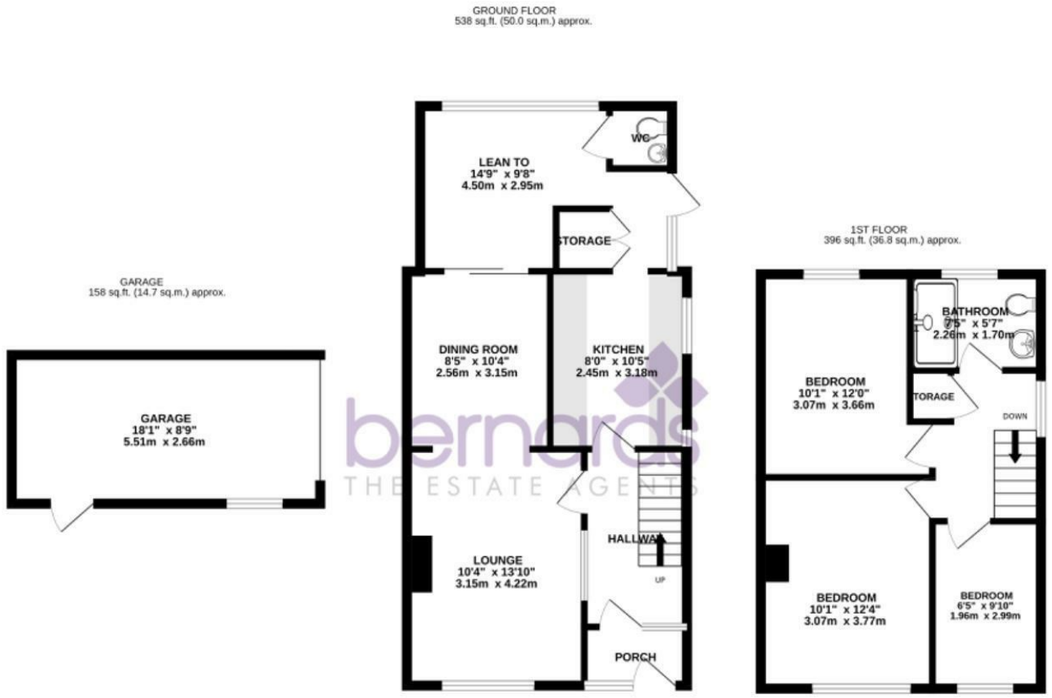
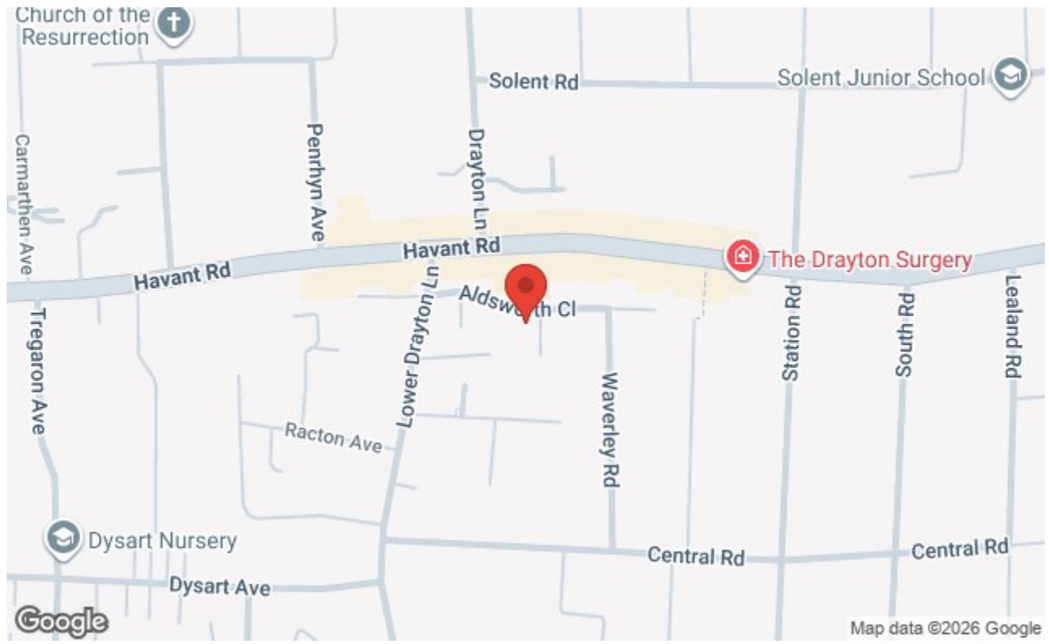



TOTAL FLOOR AREA : 1092 sq.ft. (101.4 sq.m.) approx.

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

FOR SALE

# Asking Price £350,000

Aldsworth Gardens, Portsmouth PO6 1QS

bernards THE ESTATE AGENTS



3 1 2

## HIGHLIGHTS

- NO FORWARD CHAIN
- THREE BEDROOM DETACHED HOUSE
- GARAGE
- TWO DRIVES
- CUL-DE-SAC LOCATION
- LOUNGE
- DINING ROOM
- DOWNSTAIRS WC
- SOUGHT AFTER LOCATION
- 1092 SQFT

Nestled in the charming Aldsworth Gardens of Portsmouth, this delightful three-bedroom house presents an excellent opportunity for families and professionals alike. The property boasts a spacious layout, providing ample room for comfortable living. Each bedroom is well-proportioned, offering a peaceful retreat for rest and relaxation.

One of the standout features of this home is the generous parking space, accommodating up to three vehicles, which is a rare find in this area. This convenience is particularly beneficial for families or those who frequently host guests.

The location itself is a significant advantage, with Aldsworth Gardens offering a friendly community atmosphere. Residents can enjoy nearby amenities, including shops, schools, and parks, making it an ideal setting for family life. The property is also well-connected to public transport, ensuring easy access to the wider Portsmouth area and beyond.

In summary, this three-bedroom house in Aldsworth Gardens is a wonderful opportunity for those seeking a comfortable and convenient home in a desirable location. With its ample parking and spacious interiors, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your own.

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

# PROPERTY INFORMATION

## HALLWAY

## LOUNGE
10'4" x 13'10" (3.15 x 4.22)

## DINING ROOM
8'4" x 10'4" (2.56 x 3.15)

## KITCHEN
8'0" x 10'5" (2.45 x 3.18)

## LEAN TO
14'9" x 9'8" (4.50 x 2.95)

## WC

## BEDROOM ONE
10'0" x 12'4" (3.07 x 3.77)

## BEDROOM TWO
10'0" x 12'0" (3.07 x 3.66)

## BEDROOM THREE
6'5" x 9'9" (1.96 x 2.99)

## BATHROOM

## GARAGE
18'0" x 8'8" (5.51 x 2.66)

## 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.

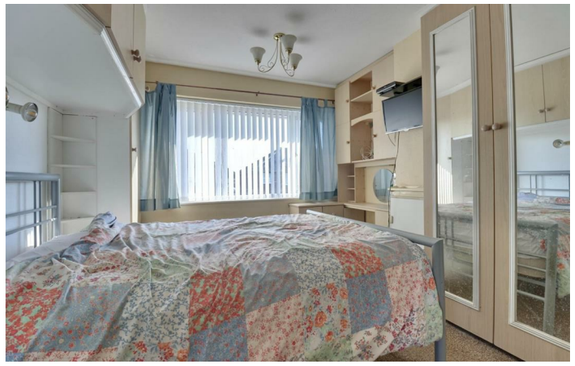
## SOLICITOR/ CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with 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









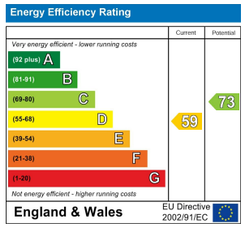













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