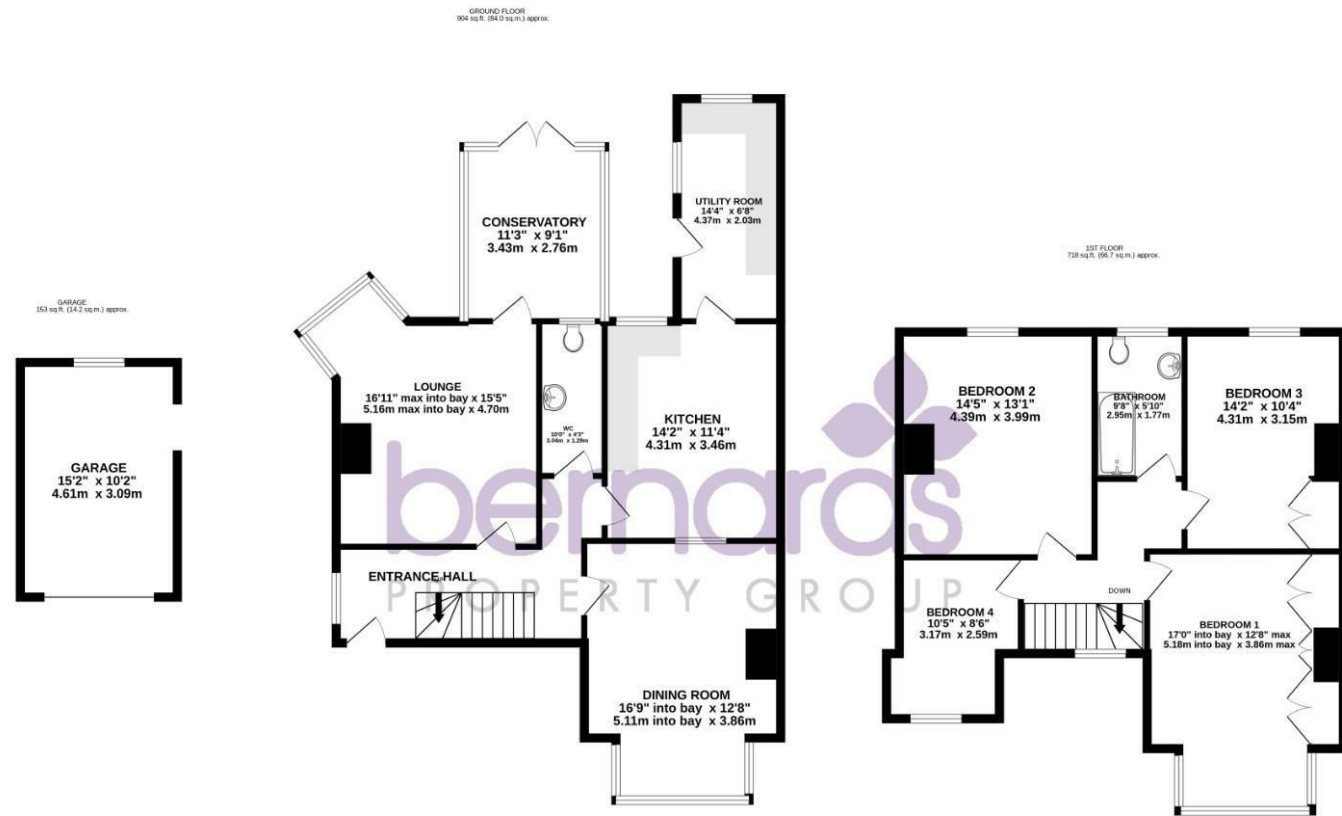


FOR SALE

Offers In Excess Of £630,000

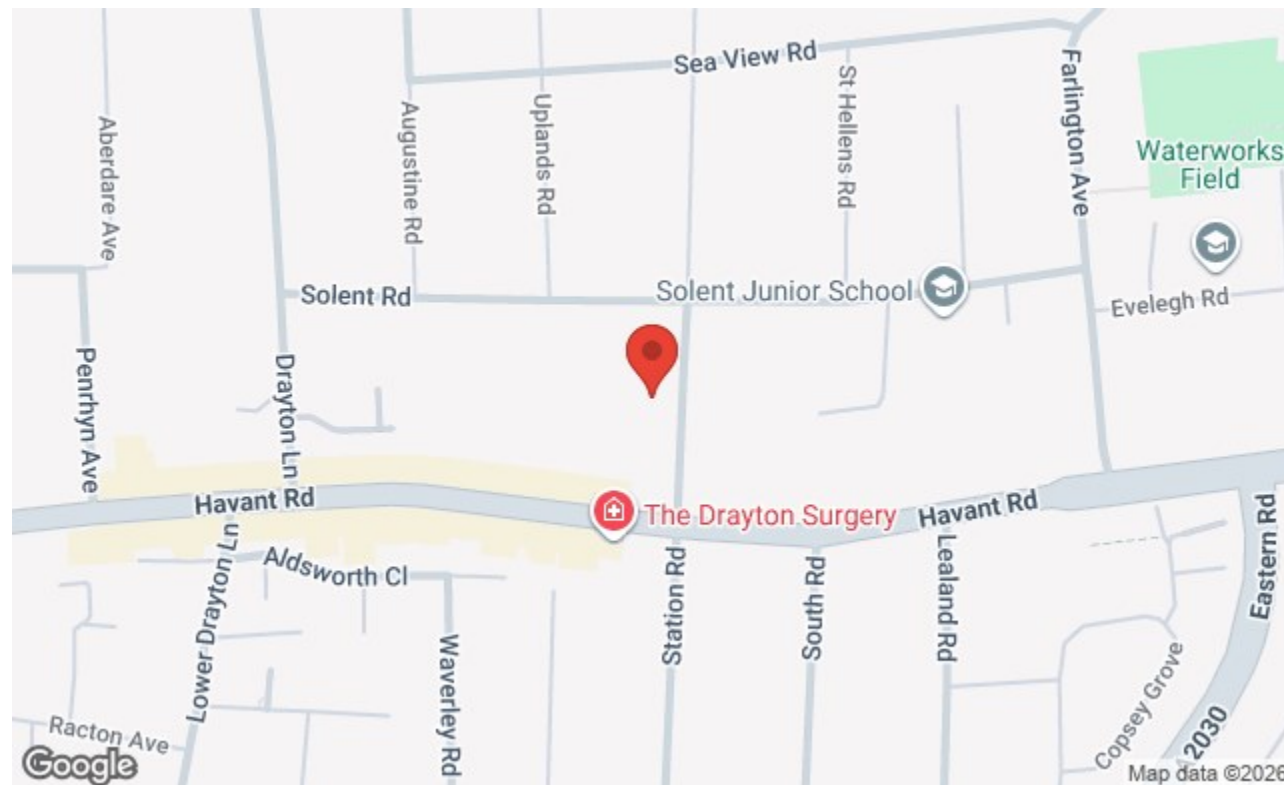
Portsdown Avenue, Portsmouth PO6 1EH

bernards  
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1775 sq.ft. (164.9 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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### HIGHLIGHTS

- FOUR DOUBLE BEDROOMS
- CIRCA 130 FT WEST FACING REAR GARDEN
- GARAGE
- OFF ROAD PARKING FOR MULTIPLE CARS
- TWO RECEPTION ROOMS
- KITCHEN WITH LARGE UTILITY ROOM
- APPROX 1775 SQFT FLOOR SPACE
- SOUGHT AFTER LOCATION
- EDWARDIAN STYLE SEMI DETACHED HOME
- GOOD SCHOOL CATCHMENT

Nestled in the desirable area of Portsdown Avenue, Drayton, this charming semi-detached Edwardian house offers a perfect blend of classic elegance and modern convenience. With an impressive four double bedrooms, this property is ideal for families seeking ample space and comfort.

Upon entering, you are greeted by two inviting reception rooms, providing versatile living areas that can be tailored to your needs, whether for relaxation or entertaining guests. The well-appointed kitchen, complete with a utility room, ensures that culinary enthusiasts will find joy in preparing meals while enjoying the convenience of additional storage and workspace.

The property boasts a large family bathroom, catering to the needs of a busy household, and ensuring that morning routines run smoothly. With a generous 1775 square feet of floor space,

there is no shortage of room to create your perfect home.

One of the standout features of this property is the expansive rear garden, measuring approximately 130 feet. This outdoor space is perfect for family gatherings, gardening enthusiasts, or simply enjoying the fresh air in a tranquil setting. Additionally, the property offers parking for up to five vehicles, along with a garage, providing ample space for cars and storage.

Situated in a sought-after location, this Edwardian gem combines period charm with modern living, making it a rare find in today's market. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a spacious home with character, this property is sure to impress. Don't miss the opportunity to make this delightful house your new home.

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



# PROPERTY INFORMATION

## ENTRANCE HALL

**LOUNGE**  
16'11" x 15'5" into bay (5.16 x 4.70 into bay )

**DINING ROOM**  
16'9" x 12'7" into bay (5.11 x 3.86 into bay )

**CONSERVATORY**  
11'3" x 9'0" (3.43 x 2.76 )

**KITCHEN**  
14'1" x 11'4" (4.31 x 3.46 )

**UTILITY ROOM**  
14'4" x 6'7" (4.37 x 2.03)

**WC**

**BEDROOM ONE**  
16'11" x 12'7" (5.18 x 3.86)

**BEDROOM TWO**  
14'4" x 13'1" (4.39 x 3.99)

**BEDROOM THREE**  
14'1" x 10'4" (4.31 x 3.15)

**BEDROOM FOUR**  
10'4" x 8'5" (3.17 x 2.59)

**BATHROOM**  
9'8" x 5'9" (2.95 x 1.77)

**GARAGE**  
15'1" x 10'1" (4.61 x 3.09)

## 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(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		61	78
England & Wales			



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