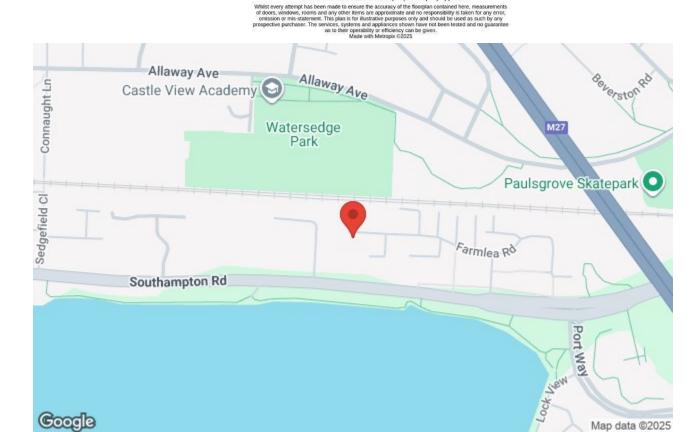
GROUND FLOOR 519 sq.ft. (48.3 sq.m.) approx



TOTAL FLOOR AREA: 1026 sq.ft. (95.3 sq.m.) approx

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



Asking Price £350,000







HIGHLIGHTS

- NO FORWARD CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- OUTBUILDING
- **MODERN KITCHEN**
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- **DOWNSTAIRS WC**
- **CUL-DE-SAC LOCATION**

GOOD DECORATIVE ORDER

Nestled on the charming Farmlea Road in Portsmouth, this delightful three-bedroom house offers a perfect blend of comfort and convenience. Spanning an impressive 1,026 square feet, the property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed lounge and dining room create an inviting atmosphere, ideal for family gatherings or quiet evenings at

The property features a family bathroom, thoughtfully designed to cater to the needs of modern living. Additionally, a downstairs WC adds to the practicality of the home, ensuring ease for both residents and guests. For those who require a dedicated workspace, a study is also included, making it an excellent choice for remote working or

One of the standout features of this property is the off-road parking, accommodating up to three vehicles, which is a rare find in this area. The house is presented in good decorative order, allowing you to move in with minimal fuss. Furthermore, the absence of a forward chain simplifies the buying process, making it an attractive option for prospective homeowners.

An outbuilding adds further versatility to the property, providing additional storage or potential for a workshop. This home is perfect for families or individuals seeking a well-rounded living space in a desirable location. With its appealing features and convenient amenities, this property on Farmlea Road is not to be missed.

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





PROPERTY INFORMATION

LOUNGE 19'1" x 9'10" (5.83 x 3.01)

DINING ROOM 14'5" x 7'8" (4.4 x 2.34)

KITCHEN 10'11" x 7'4" (3.35 x 2.26)

STUDY 8'3" x 5'11" (2.54 x 1.82)

WC

BEDROOM ONE 11'6" x 9'10" (3.52 x 3.00)

BEDROOM TWO 9'10" x 7'3" (3.00 x 2.21)

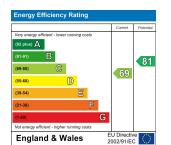
BEDROOM THREE $10'2" \times 7'4" (3.12 \times 2.24)$

BATHROOM 8'7" x 5'10" (2.62 x 1.78)

OUTBUILING 10'9" x 10'4" (3.28 x 3.16)

ANTI MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed and get the job done in a in branch. Please call the timely manner. Bernards office to book an AML check if you would like to make an offer on this property. Please have the necessary local note the AML check includes knowledge and will provide taking a copy of the two a personable service. forms of identification for Please ask a member of our 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 can recommend several local firms of solicitors who sales team for further details.























