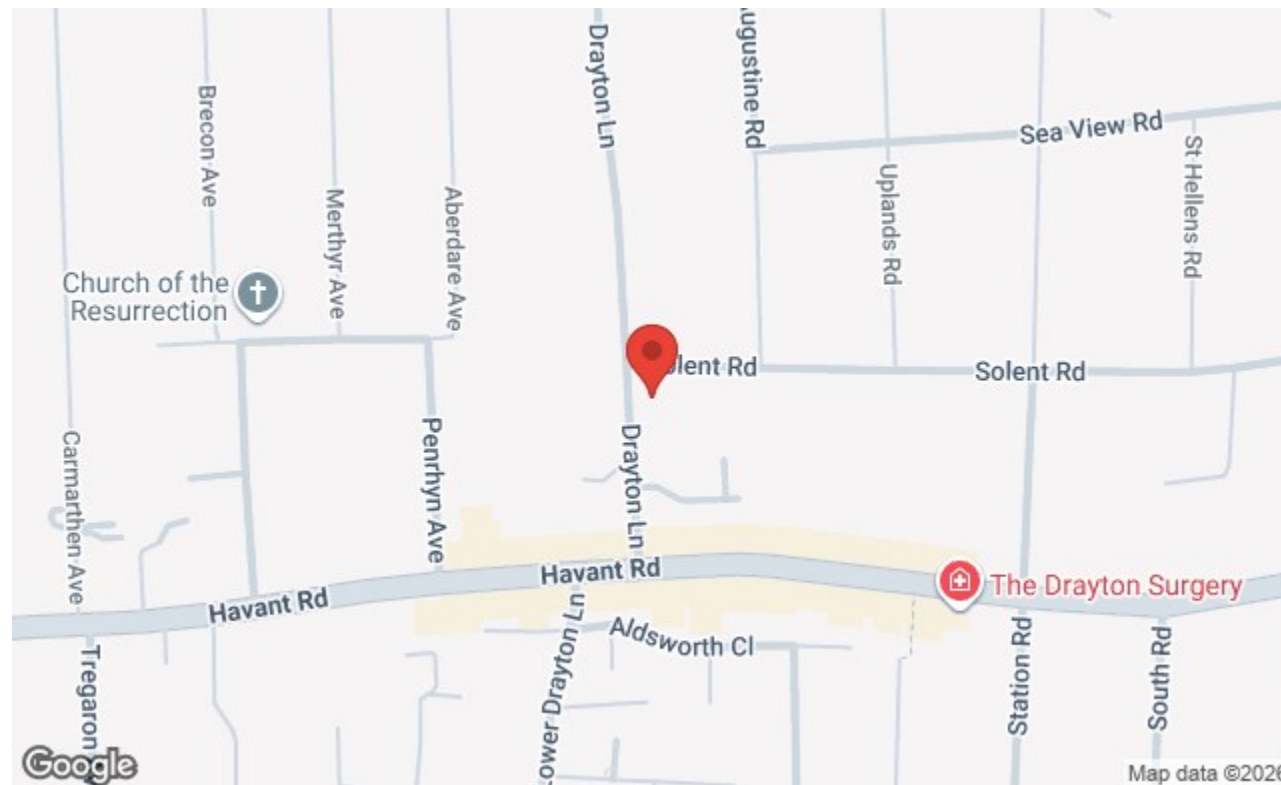




bernards
THE ESTATE AGENTS



HIGHLIGHTS

- OPEN DAY 30TH MAY 2-4PM
- NO FORWARD CHAIN
- DETACHED THREE BEDROOMS
- SOUGHT AFTER DRAYTON LANE
- DOUBLE GARAGE
- 22FT LOUNGE
- SEPERATE DINING ROOM
- 16FT MAIN BEDROOM
- 1720 SQFT
- DOWNSTAIRS WC

The property also features a well-appointed bathroom and the added convenience of parking

This delightful property presents a rare opportunity to secure a family home in a desirable area, and it is not to be missed. Whether you are looking to move in straight away or wish to make some enhancements, this house is ready to welcome its new owners.

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

HALLWAY

KITCHEN

13'8" x 10'0" (4.19 x 3.06)

WC

DINING ROOM

13'8" x 10'0" (4.19 x 3.06)

LOUNGE

22'0" x 19'9" (6.73 x 6.02)

BEDROOM ONE

16'1" x 14'9" (4.91 x 4.52)

BEDROOM TWO

16'0" x 9'10" (4.88 x 3.02)

BEDROOM THREE

10'5" x 10'0" (3.20 x 3.07)

BATHROOM

6'0" x 6'9" (1.83 x 2.06)

ANTI MONEY LAUNDERING HAVANT

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

MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and

protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

TENURE OF PROPERTY

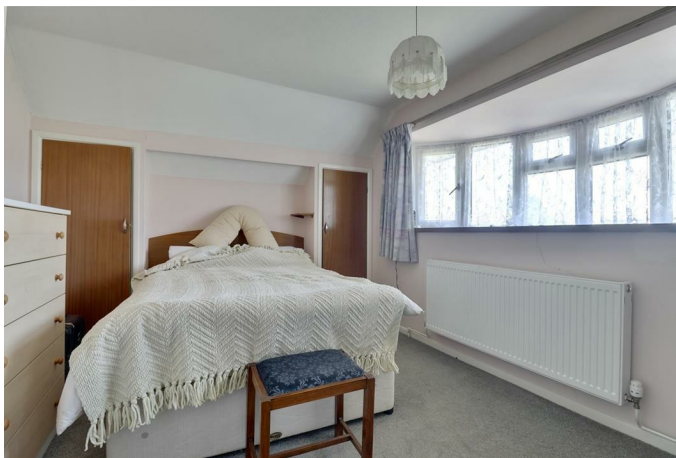
Freehold

SOLICITOR QUOTES

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.

OFFER VERIFICATION 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) 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	73	79
England & Wales		



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