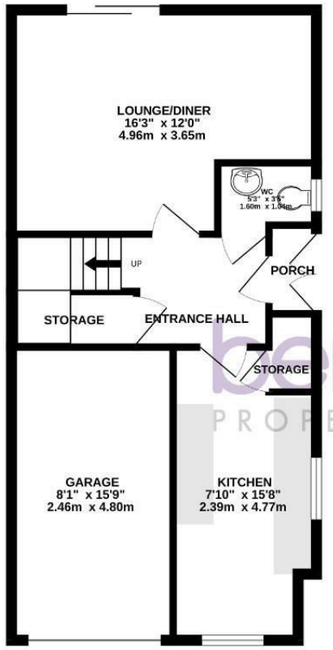
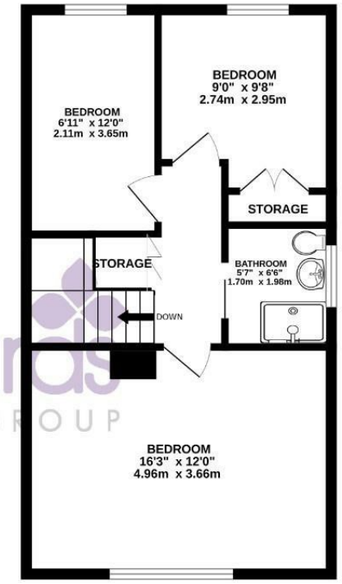
GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.




1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.

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PROPERTY GROUP

TOTAL FLOOR AREA : 1029 sq.ft. (95.6 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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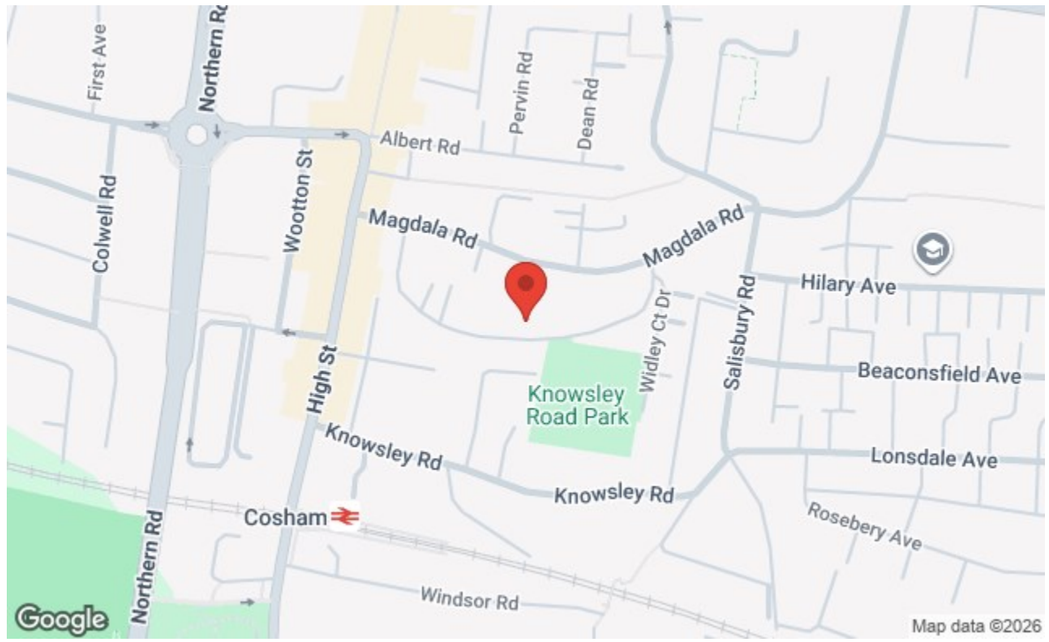


The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

# Asking Price £340,000

Dorking Crescent, Portsmouth PO6 2QL

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THE ESTATE AGENTS

3 | 1 | 1

## HIGHLIGHTS

- SEMI DETACHED
- THREE BEDROOMS
- LOUNGE/DINER
- DOWNSTAIRS W.C.
- INTEGRAL GARAGE
- OFF ROAD PARKING
- CLOSE TO QA HOSPITAL
- CLOSE TO RECREATIONAL PARK
- CLOSE TO COSHAM STATION
- COURT LANE & SPRINGFIELD CATCHMENT AREA

Nestled in the charming Dorking Crescent, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxation or entertaining guests. With the added bonus of a downstairs w.c. this home has a real practical and warm feel.

The location is particularly advantageous, being in close proximity to Cosham Town and its train station, making commuting a breeze. For those who require access to healthcare, the QA Hospital is just a short distance away, ensuring peace of mind for residents. Additionally, the nearby recreational park offers a lovely space for outdoor activities, perfect for families or anyone who enjoys nature.

This property also boasts an integral garage and off-road parking for two vehicles, providing ample space for your cars and additional storage. The combination of practical amenities and a desirable location makes this home a fantastic opportunity for anyone looking to settle in Portsmouth. Don't miss the chance to make this lovely house your new home.

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

# PROPERTY INFORMATION

**PORCH**

**ENTRANCE HALL**

**LOUNGE/DINER**
16'3" x 11'11" (4.96 x 3.65)

**KITCHEN**
7'10" x 15'7" (2.39 x 4.77)

**W.C.**
5'2" x 3'4" (1.60 x 1.04)

**STORAGE**

**LANDING**

**BEDROOM 1**
16'3" x 12'0" (4.96 x 3.66)

**BEDROOM 2**
8'11" x 9'8" (2.74 x 2.95)

**BEDROOM 3**
6'11" x 11'11" (2.11 x 3.65)

**SHOWER ROOM**
5'6" x 6'5" (1.70 x 1.98)

**GARAGE**
8'0" x 15'8" (2.46 x 4.80)

**GARDEN**

**DRIVEWAY**

**COUNCIL TAX BAND C**
£1939

**ANTI MONEY LAUNDERING**

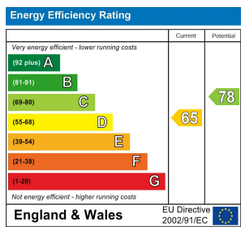
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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.

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