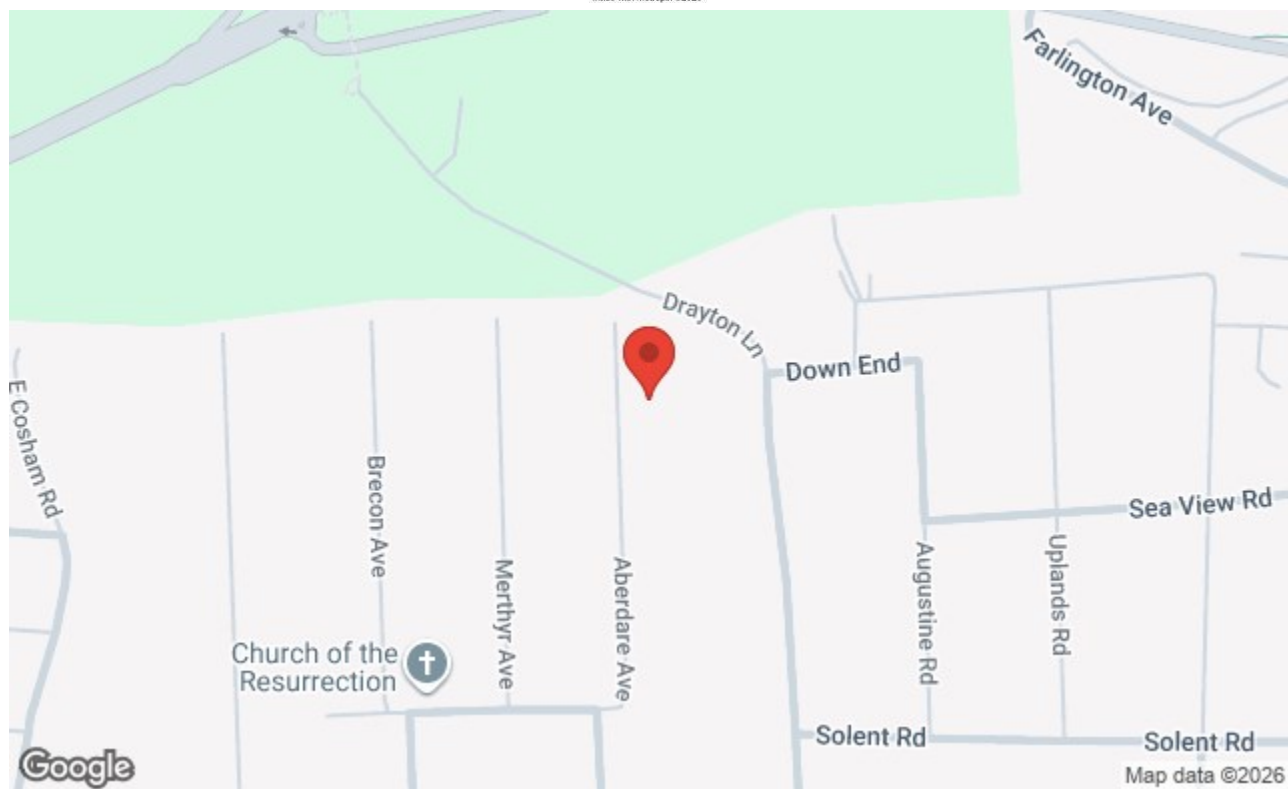


GROUND FLOOR

1ST FLOOR



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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FOR SALE

Price Guide £425,000

Aberdare Avenue, Portsmouth PO6 2AU

bernards
THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 2 living areas

HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ THREE BEDROOM SEMI
- ❖ OPEN PLAN LIVING SPACE
- ❖ REQUESTED WELSH AVENUE
- ❖ DESIRABLE FAMILY HOME
- ❖ DISTANT VIEWS OF SOLENT
- ❖ SECURE LARGE GARDEN
- ❖ PRIVATE DRIVEWAY
- ❖ PERIOD FEATURES
- ❖ GREAT SCHOOL CATCHMENT

Positioned in the desirable and heavily requested Welsh avenues of Drayton, this charming three-bedroom semi-detached family home offers a delightful blend of comfort and convenience. As you approach the property, you are greeted by a mature front garden and a private driveway, providing ample parking space. The house boasts distant views across to the Solent, adding a picturesque touch to your living experience. This property is being offered with no forward chain.

Upon entering, you will find two spacious reception rooms that create a warm and inviting atmosphere. The open-plan living room seamlessly flows into the dining area, enhanced by sliding doors that lead to a sunroom, perfect for enjoying the natural light and garden views. This sunroom also includes convenient WC and utility facilities, making it a practical addition to the home. The traditional galley-style kitchen is well-equipped and offers a functional space for

culinary endeavours.

Upstairs, the property features a neutral family shower room servicing three generously sized bedrooms. Two of these bedrooms are comfortable doubles, with the primary bedroom benefiting from a large west-facing bay window that fills the room with natural light.

The large, low-maintenance rear garden is a true highlight, providing a sunny outdoor space ideal for relaxation or entertaining. With side access to the garage, this home combines practicality with a welcoming atmosphere, making it perfect for families or those seeking a peaceful retreat in a desirable location. This property is not to be missed, offering a wonderful opportunity to create lasting memories in a lovely community.

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

PORCH
8'11 x 3'10 (2.72m x 1.17m)

LOUNGE AREA
12'6 x 13'8 (3.81m x 4.17m)

DINING AREA
12'2 x 9'8 (3.71m x 2.95m)

KITCHEN
9'0 x 8'1 (2.74m x 2.46m)

SUN ROOM
14'10 x 7'5 (4.52m x 2.26m)

WC/UTILITY
7'8 x 3'2 (2.34m x 0.97m)

GARAGE
17'4 x 9'3 (5.28m x 2.82m)

BEDROOM ONE
14'2 x 12'6 (4.32m x 3.81m)

BEDROOM TWO
12'3 x 9'7 (3.73m x 2.92m)

BEDROOM THREE
9'1 x 8'1 (2.77m x 2.46m)

BATHROOM
5'7 x 5'5 (1.70m x 1.65m)

COUNCIL TAX BAND D

MORTGAGE SERVICES
We offer financial services here at Bernards. If you would like to review your current Agreement in Principle or are yet to source a lender then we can certainly help.

OFFER CHECK
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please contact

your local office so we can verify your financial/Mortgage situation.

REMOVALS
Also here at Bernards we like to offer our clients the complete service. In doing so, we have taken the time to source a reputable removal company to ensure that your belongings are moved safely. Please ask in office for further details and quotes.

SOLICITORS
Bernards appreciate that picking a trustworthy solicitor can be difficult, so we have teamed up with a select few local solicitors to ensure your sale is dealt with in a professional and timely manner. Please ask a member of staff for further details.



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	
England & Wales	



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