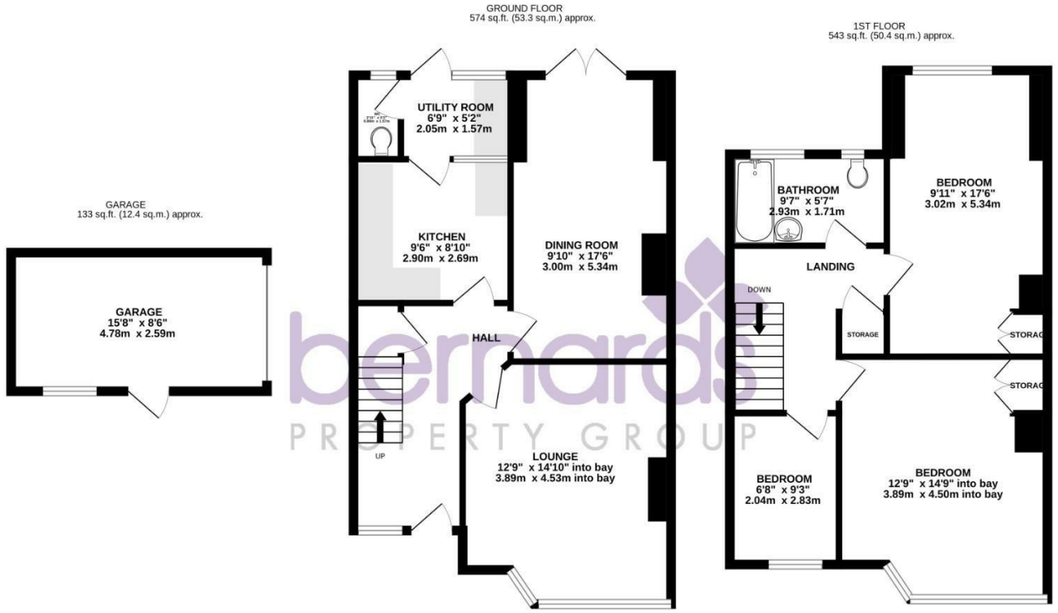
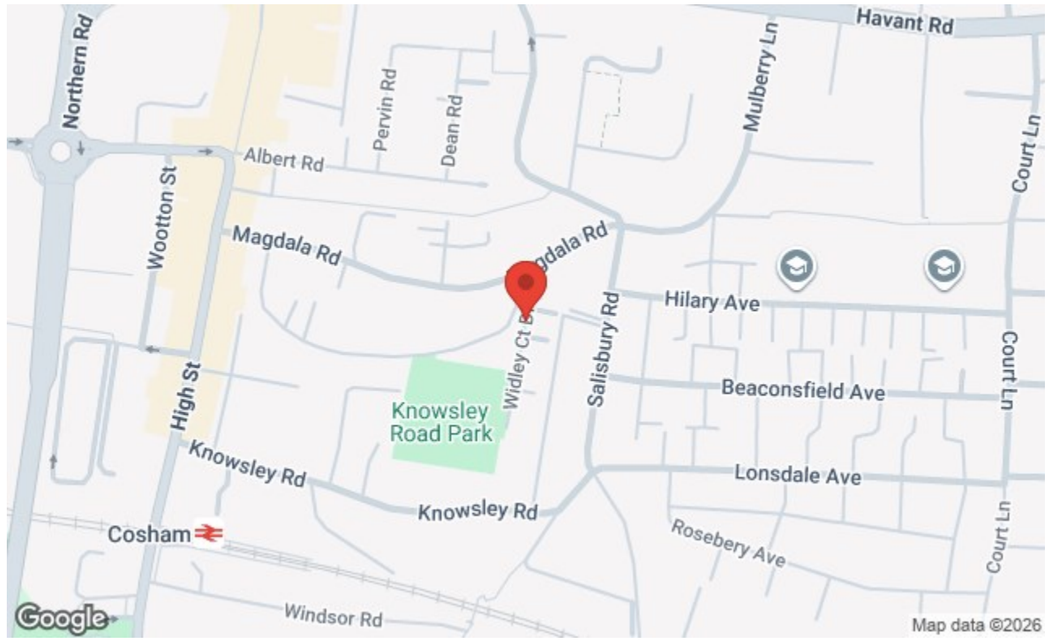


TOTAL FLOOR AREA : 1249 sq.ft. (116.1 sq.m.) approx.

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

Offers In The Region Of £345,000

Widley Court Drive, Portsmouth PO6 2QP

bernards THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- THREE BEDROOMS
- GARAGE
- OFF ROAD PARKING
- LOUNGE
- DINING ROOM
- CLOSE TO SHOPS
- EAST FACING REAR GARDEN
- UTILITY ROOM
- DOWNSTAIRS WC
- FAMILY BATHROOM

Nestled in the desirable area of Widley Court Drive, Portsmouth, this charming terraced house offers a perfect blend of comfort and convenience. Spanning an impressive 1,249 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms. The separate lounge provides a cosy retreat for relaxation, while the dining room is perfect for entertaining guests or enjoying family meals. The layout is both practical and welcoming, ensuring that every corner of the home is utilised effectively.

The property features a family bathroom and a convenient WC, catering to the needs of modern living. The east-facing rear garden is a delightful outdoor space, perfect for enjoying the morning sun or hosting summer gatherings. Additionally, the garage and off-road parking for two vehicles offer valuable convenience in this bustling area.

Situated close to local shops, residents will appreciate the ease of access to everyday amenities. This home is not just a property; it is a lifestyle choice, offering a blend of comfort, space, and accessibility in a vibrant community. Whether you are a first-time buyer or looking to settle down, this terraced house on Widley Court Drive is a wonderful opportunity not to be missed.

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

PROPERTY INFORMATION

HALLWAY

LOUNGE
12'9" x 14'10" (3.89 x 4.53)

DINING ROOM
9'10" x 17'6" (3.00 x 5.34)

KITCHEN
9'6" x 8'9" (2.90 x 2.69)

UTILITY ROOM
6'8" x 5'1" (2.05 x 1.57)

WC

BEDROOM ONE
17'6" x 9'10" (5.34 x 3.02)

BEDROOM TWO
12'9" x 14'9" (3.89 x 4.50)

BEDROOM THREE
6'8" x 12'6" (2.04 x 3.83)

BATHROOM
9'7" x 5'7" (2.93 x 1.71)

GARAGE
15'8" x 8'5" (4.78 x 2.59)

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 service. Please ask a member of our sales team for further details.

FREE/LEASE

Freehold









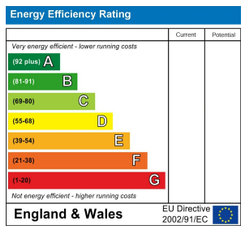












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