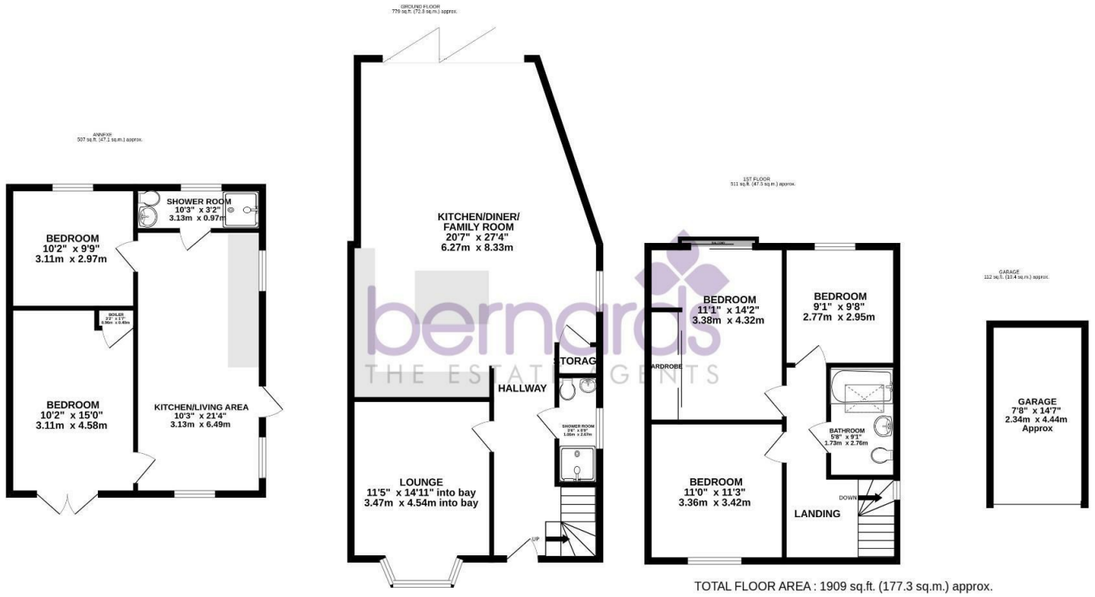
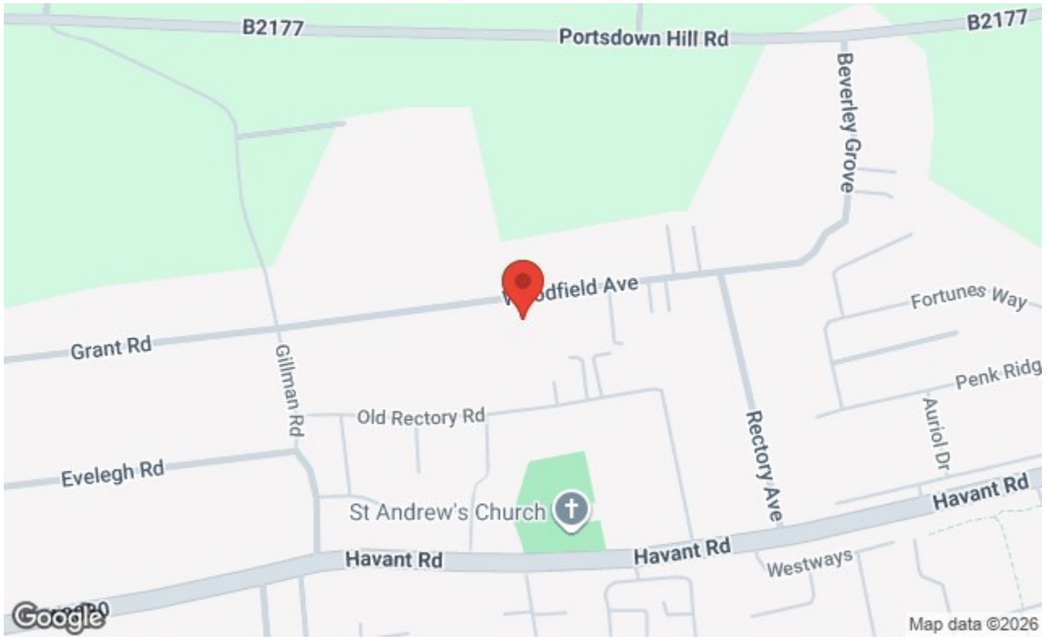


TOTAL FLOOR AREA : 1909 sq.ft. (177.3 sq.m.) approx.

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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t: 02392 728 091

FOR SALE

Offers In Excess Of £550,000

Woodfield Avenue, Portsmouth PO6 1AP

bernards THE ESTATE AGENTS



3 2 2

HIGHLIGHTS

- THREE BEDROOM SEMI DETACHED HOUSE
- TWO BEDROOM SELF CONTAINED OUTBUILDING
- OPEN PLAN KITCHEN DINER
- SOUTH FACING REAR GARDEN
- VIEWS ACROSS THE SOLENT
- OFF ROAD PARKING FOR FOUR CARS
- GARAGE & EV CHARGING POINT
- SOLAR PANELS WITH BATTERY STORAGE
- WOOD BURNER & UNDER FLOOR HEATING
- SOUGHT AFTER PROPERTY

THREE BEDROOM HOUSE & TWO BEDROOM OUTBUILDING

Nestled in the highly sought-after Woodfield Avenue in Portsmouth, this charming semi-detached house offers a delightful blend of comfort and modern living. Spanning an impressive 1,909 square feet, the property boasts three well-proportioned bedrooms and two bathrooms, making it an ideal family home.

Upon entering, you are greeted by a spacious open-plan kitchen diner, perfect for entertaining and family gatherings. The separate lounge provides a cosy retreat, enhanced by a wood burner that adds warmth and character to the space. The property is also equipped with solar panels, promoting energy efficiency and sustainability.

One of the standout features of this home is the two-bedroom outbuilding, which offers versatile usage options, whether as guest accommodation, a home office, or a creative studio. The south-facing rear garden is a true gem, providing a serene outdoor space to relax and enjoy the views over the Solent and the city.

Parking is a breeze with space for up to three vehicles, complemented by a garage for additional storage. This property not only offers a comfortable living environment but also the convenience of being located in a desirable area, close to local amenities and transport links.

In summary, this three-bedroom semi-detached house, with the two bedroom outbuilding on Woodfield Avenue is a rare find, combining modern features with a welcoming atmosphere. It presents an excellent opportunity for those seeking a family home in a vibrant community.

Call today to arrange a viewing
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PROPERTY INFORMATION

HALLWAY

LOUNGE
11'4" x 14'10" (3.47 x 4.54)

SHOWER ROOM

KITCHEN / DINER
20'6" x 27'3" (6.27 x 8.33)

LANDING

BEDROOM ONE
11'1" x 14'2" (3.38 x 4.32)

BEDROOM TWO
11'0" x 11'2" (3.36 x 3.42)

BEDROOM THREE
9'1" x 9'8" (2.77 x 2.95)

BATHROOM

OUTBUILDING

KITCHEN / LOUNGE
10'3" x 21'3" (3.13 x 6.49)

BEDROOM ONE
10'2" x 15'0" (3.11 x 4.58)

BEDROOM TWO
10'2" x 9'8" (3.11 x 2.97)

SHOWER ROOM

GARAGE
7'8" x 14'6" (2.34 x 4.44)

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.

FREE/LEASE
Freehold









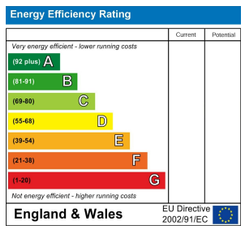












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