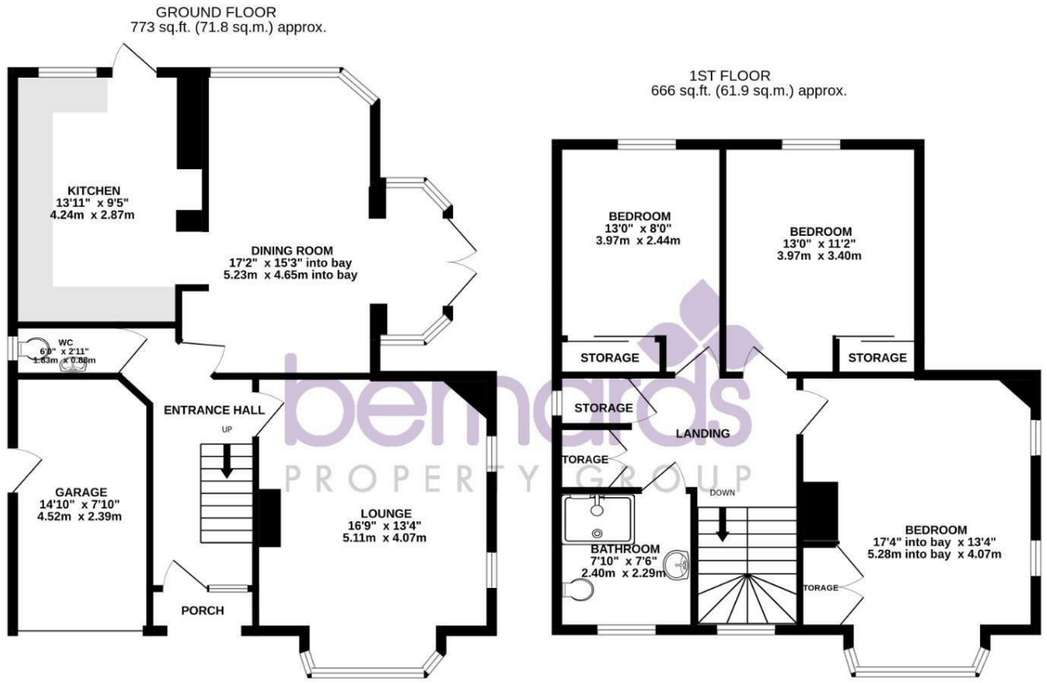


TOTAL FLOOR AREA : 1439 sq.ft. (133.7 sq.m.) approx.

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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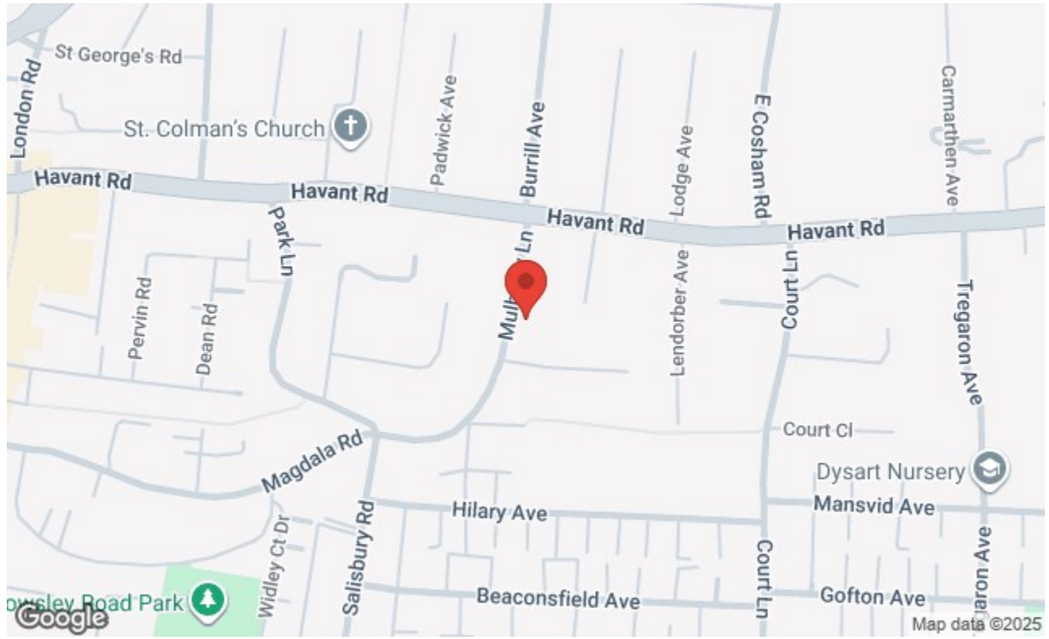



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

# Offers In Excess Of £525,000

Mulberry Lane, Portsmouth PO6 2QU

bernards THE ESTATE AGENTS

3 1 2

## HIGHLIGHTS

- NO ONWARD CHAIN
- THREE BEDROOMS
- DETACHED
- TWO RECEPTION ROOMS
- GARAGE
- DRIVEWAY
- REAR AND SIDE GARDENS
- LOTS OF POTENTIAL
- CLOSE TO AMENITIES
- A MUST VIEW

Nestled on the charming Mulberry Lane in Portsmouth, this delightful three-bedroom detached house presents an excellent opportunity for those seeking a property with great potential. The home boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-proportioned bedrooms offer comfortable living, while the bathroom is conveniently located to serve the household.

One of the standout features of this property is the generous garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the house includes a garage and off-road parking for two vehicles, ensuring convenience for you and your guests.

While the property is in need of modernisation, it offers a blank canvas for you to create your dream home. With no onward chain, you can move forward with your plans without delay. This house is ideal for families or individuals looking to invest in a property that they can truly make their own.

Do not miss the chance to explore the potential this home has to offer in a desirable location.

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

# PROPERTY INFORMATION

**PORCH**

**ENTRANCE HALL**

**W.C.**
5'4" x 2'10" (1.63 x 0.88)

**LOUNGE**
16'9" x 13'4" (5.11 x 4.07)

**DINING ROOM**
17'1" x 15'3" (5.23 x 4.65)

**KITCHEN**
13'10" x 9'4" (4.24 x 2.87)

**LANDING**

**BEDROOM 1**
17'3" x 13'4" (5.28 x 4.07)

**BEDROOM 2**
13'0" x 11'1" (3.97 x 3.40)

**BEDROOM 3**
13'0" x 8'0" (3.97 x 2.44)

**BATHROOM**
7'10" x 7'6" (2.40 x 2.29)

**GARAGE**
14'9" x 7'10" (4.52 x 2.39)

**GARDEN**

**COUNCIL TAX BAND E**
£2666

**ANTI MONEY LAUNDERING**

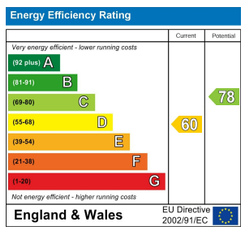
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification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