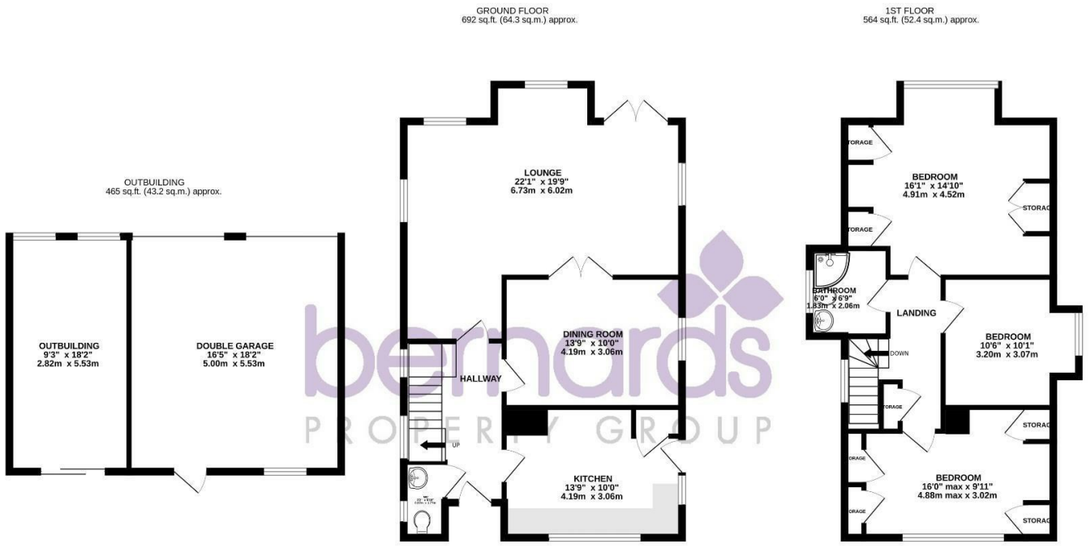
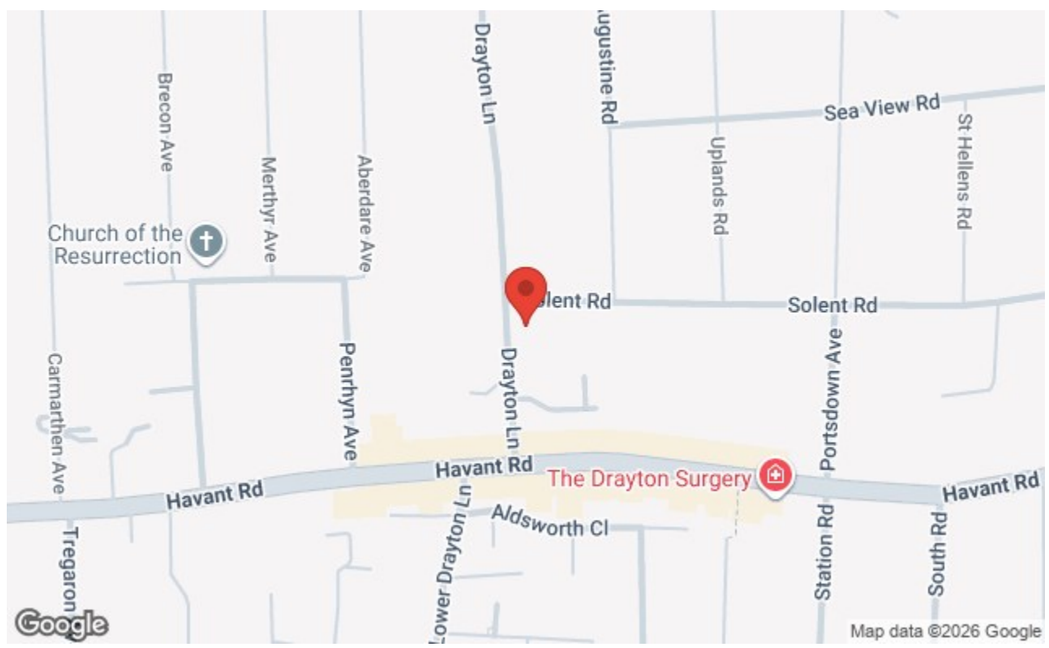


TOTAL FLOOR AREA : 1720 sq.ft. (159.8 sq.m.) approx.

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 £500,000

Drayton Lane, Portsmouth PO6 1HG

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3 1 2

HIGHLIGHTS

- NO FORWARD CHAIN
- OPPORTUNITY TO EXTEND
- DETACHED THREE BEDROOMS
- SOUGHT AFTER DRAYTON LANE
- DOUBLE GARAGE
- 22FT LOUNGE
- SEPERATE DINING ROOM
- 16FT MAIN BEDROOM
- 1720 SQFT
- DOWNSTAIRS WC

Nestled in the highly sought-after Drayton Lane area of Portsmouth, this charming detached house offers a wonderful opportunity for families and individuals alike. Spanning an impressive 1,720 square feet, the property boasts three spacious double bedrooms, ensuring ample room for relaxation and rest.

Upon entering, you are greeted by a large lounge that invites you to unwind, complemented by a separate dining room perfect for entertaining guests or enjoying family meals. The layout of the home provides a fantastic canvas for you to put your own stamp on it, allowing for personalisation and creativity in design.

The property also features a well-appointed bathroom and the added convenience of parking for up to four vehicles, making it ideal for families with multiple cars or guests. Additionally, a detached double garage offers further storage options or potential for a workshop.

One of the standout features of this home is the absence of a forward chain, allowing for a smooth and efficient purchase process. With its prime location on Drayton Lane, residents will benefit from a peaceful neighbourhood while still being within easy reach of local amenities, schools, and transport links.

This delightful property presents a rare opportunity to secure a family home in a desirable area, and it is not to be missed. Whether you are looking to move in straight away or wish to make some enhancements, this house is ready to welcome its new owners.

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

PROPERTY INFORMATION

HALLWAY

KITCHEN
13'8" x 10'0" (4.19 x 3.06)

WC

DINING ROOM
13'8" x 10'0" (4.19 x 3.06)

LOUNGE
22'0" x 19'9" (6.73 x 6.02)

BEDROOM ONE
16'1" x 14'9" (4.91 x 4.52)

BEDROOM TWO
16'0" x 9'10" (4.88 x 3.02)

BEDROOM THREE
10'5" x 10'0" (3.20 x 3.07)

BATHROOM
6'0" x 6'9" (1.83 x 2.06)

ANTI MONEY LAUNDERING HAVANT
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

MORTGAGE & PROTECTION
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

TENURE OF PROPERTY
Freehold

SOLICITOR QUOTES
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.

OFFER VERIFICATION 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.









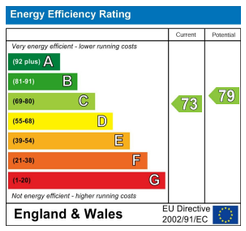












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