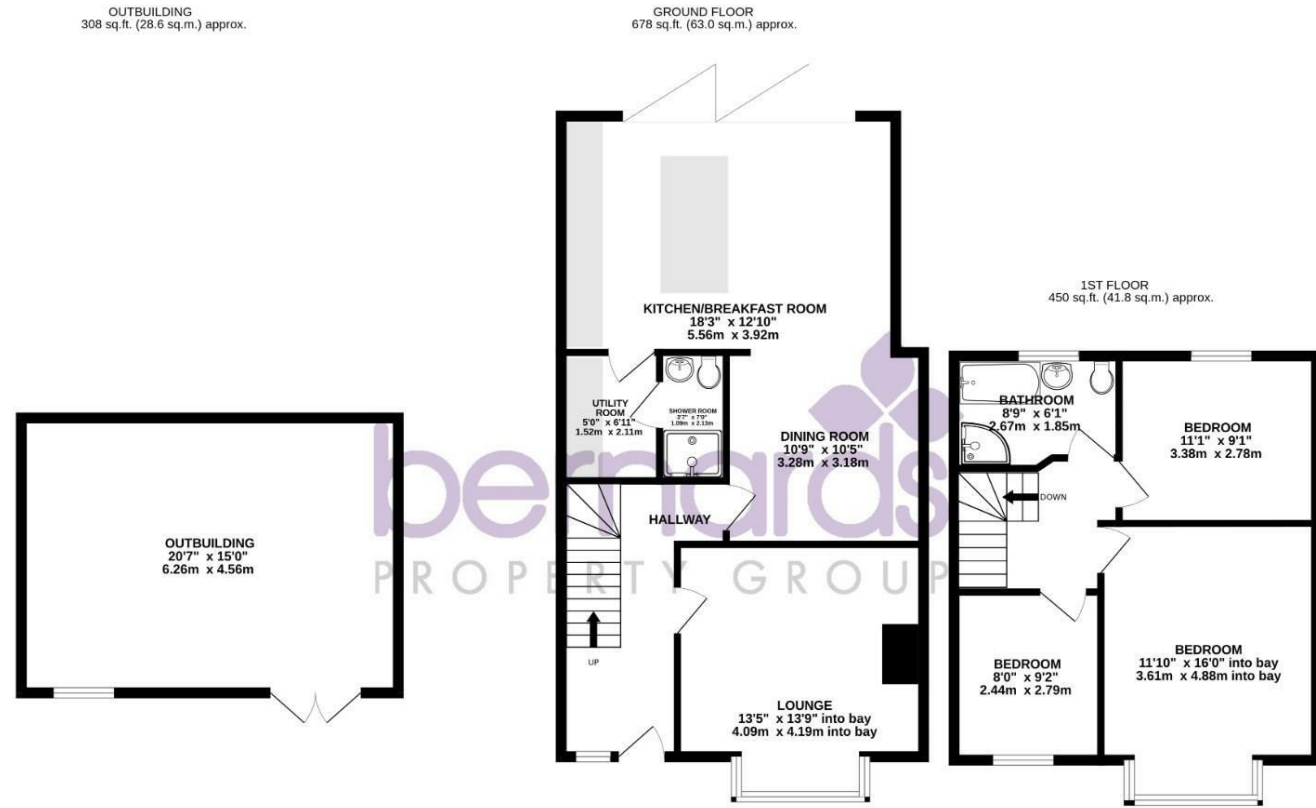


FOR SALE

Offers In Excess Of £380,000

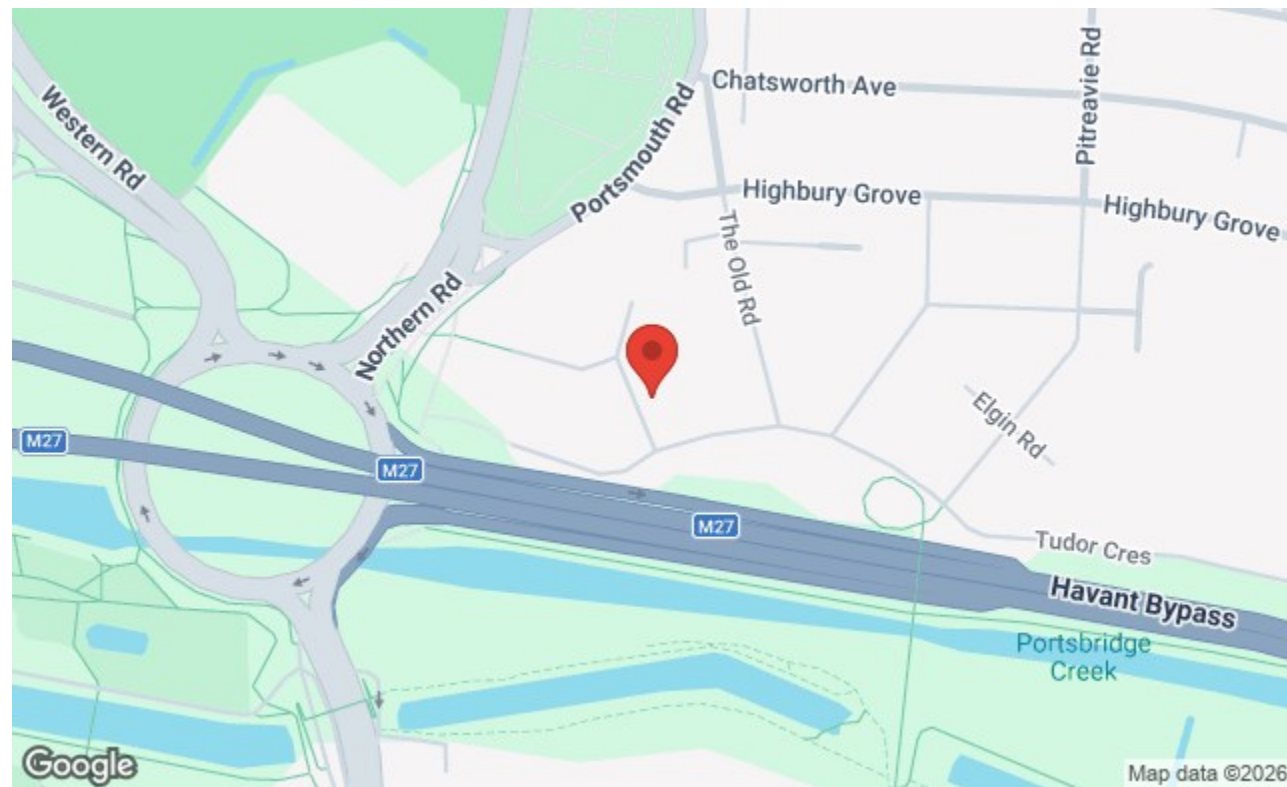
Donaldson Road, Portsmouth PO6 2SZ

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1435 sq.ft. (133.3 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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3 2 3

HIGHLIGHTS

- NO FORWARD CHAIN
- THREE BEDROOM SEMI-DETACHED
- OPEN PLAN KITCHEN / BREAKFAST ROOM
- MODERN FINISH THROUGHOUT
- DINING ROOM
- CIRCA 100FT GARDEN
- LARGE OUTBUILDING
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- LOUNGE WITH MEDIA WALL

Located on the desirable Donaldson Road in Cosham, Portsmouth, this charming semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,435 square feet, the property boasts three well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by a spacious lounge featuring a contemporary media wall, perfect for relaxing evenings. The heart of the home is undoubtedly the open-plan kitchen and breakfast room, which is designed for both functionality and style. The kitchen island provides ample space for meal preparation and casual dining, while the adjoining dining room creates a welcoming atmosphere for family gatherings and entertaining guests.

Convenience is key with a downstairs shower room and a utility room, ensuring that daily tasks

are easily managed. The four-piece bathroom upstairs offers a luxurious retreat, complete with modern fixtures.

One of the standout features of this property is the expansive garden, measuring approximately 100 feet. This outdoor space is perfect for children to play, gardening enthusiasts, or simply enjoying the fresh air. Additionally, a large outbuilding provides versatile options for storage or a potential workshop.

With off-road parking for one vehicle and the added benefit of no forward chain, this home is ready for you to move in and make it your own. Whether you are a first-time buyer or looking to upsize, this property on Donaldson Road is a fantastic opportunity not to be missed.

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



Call today to arrange a viewing
02392 728 091
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PROPERTY INFORMATION

HALLWAY

LOUNGE
13'5" x 13'8" (4.09 x 4.19)

DINING ROOM
10'9" x 10'5" (3.28 x 3.18)

KITCHEN / BREAKFAST ROOM
18'2" x 12'10" (5.56 x 3.92)

UTILITY ROOM
4'11" x 6'11" (1.52 x 2.11)

SHOWER ROOM

BEDROOM ONE
11'10" x 16'0" (3.61 x 4.88)

BEDROOM TWO
11'1" x 9'1" (3.38 x 2.78)

BATHROOM
8'9" x 6'0" (2.67 x 1.85)

BEDROOM THREE
8'0" x 9'1" (2.44 x 2.79)

OUTBUILDING
20'6" x 14'11" (6.26 x 4.56)

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

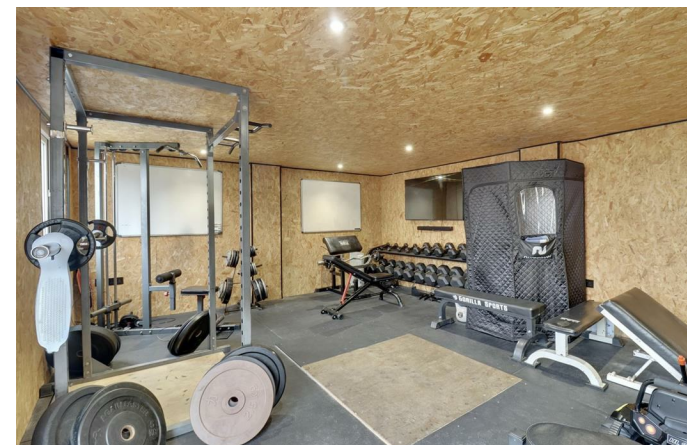
BERNARDS OFFER CHECK PROCEDURE

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.

COUNCIL TAX BAND - C



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	
England & Wales	EU Directive 2002/91/EC



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