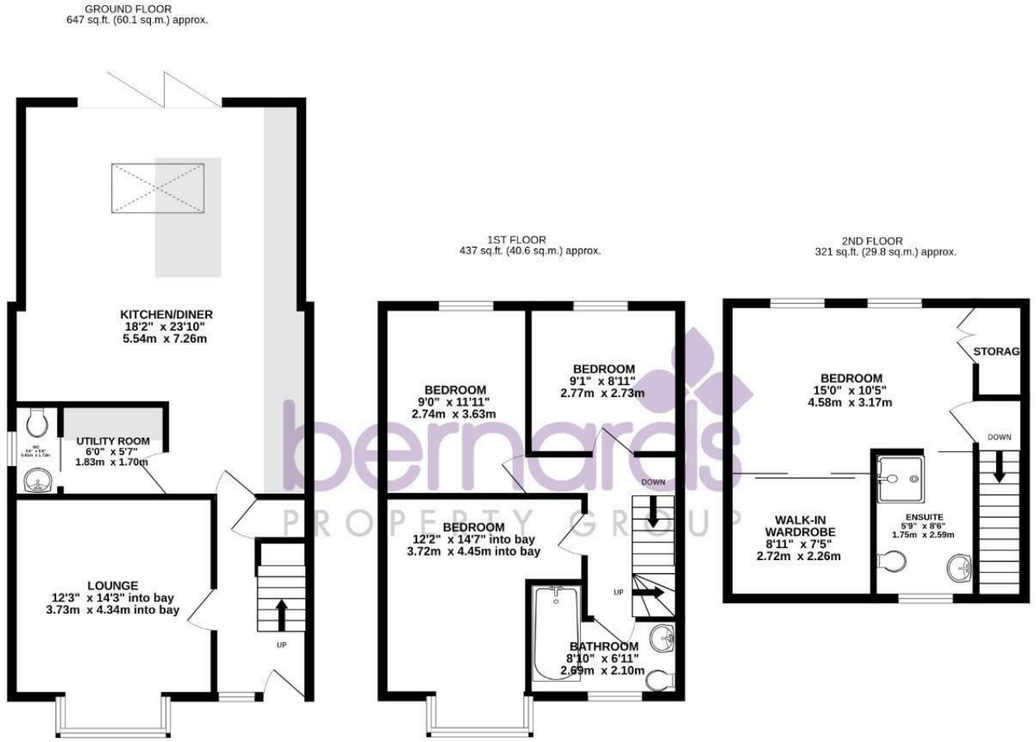
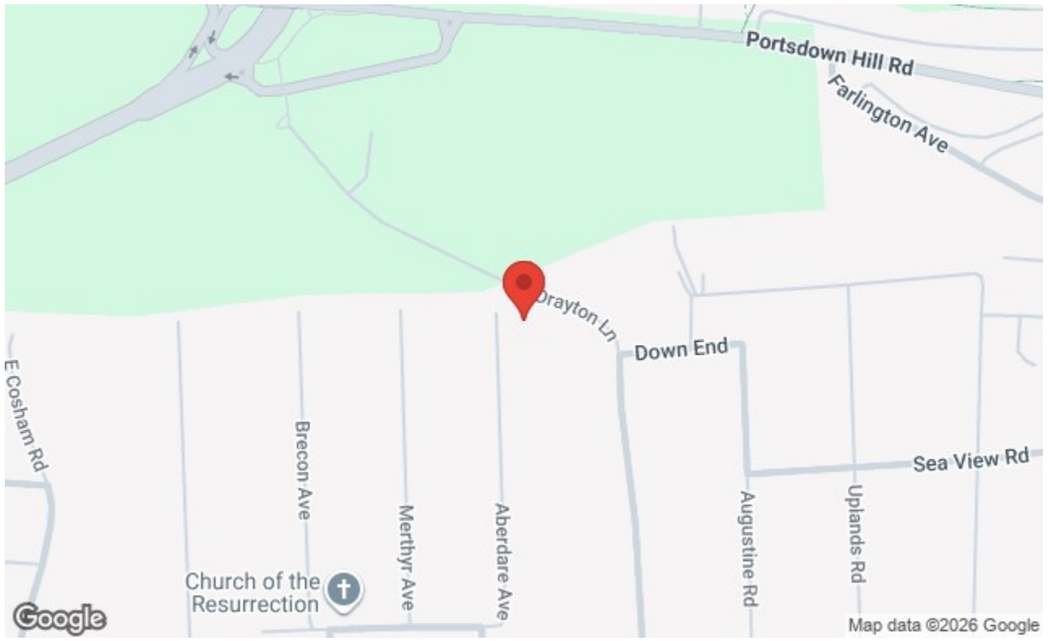


bernards
PROPERTY GROUP

TOTAL FLOOR AREA : 1404 sq.ft. (130.4 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 ESTATE AGENTS



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HIGHLIGHTS

- FOUR DOUBLE BEDROOMS
- OPEN PLAN KITCHEN DINER
- SOUGHT AFTER WELSH AVENUE
- OFF ROAD PARKING
- EAST FACING REAR GARDEN
- FAMILY BATHROOMS
- BEAUTIFUL FINISH THROUGHOUT
- EN-SUITE
- WALK-IN WARDROBE
- DOWNSTAIRS WC & UTILITY ROOM

Situated in the highly sought-after Welsh Avenue location of Portsmouth, this impressive semi-detached house offers a perfect blend of modern living and family comfort. Spanning an ample 1,404 square feet, the property boasts four generously sized double bedrooms, ensuring plenty of space for family and guests alike.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the expansive 23ft open-plan kitchen diner, which features bi-folding doors that seamlessly connect the indoor space to the east-facing rear garden. This delightful feature not only enhances the natural light but also creates a wonderful flow for outdoor entertaining during the warmer months.

The property is thoughtfully designed with practicality in mind, offering a family bathroom, a convenient utility room, and a downstairs WC. The main bedroom benefits from an ensuite bathroom and a walk-in dressing room, providing a private retreat for the homeowners.

For those with vehicles, the property includes off-road parking for two vehicles, a valuable asset in this desirable area. The combination of spacious living areas, modern amenities, and a lovely garden makes this home an excellent choice for families seeking comfort and convenience in Portsmouth.

In summary, this semi-detached house on Aberdare Avenue is a rare find, offering a perfect setting for family life in a vibrant community. Don't miss the opportunity to make this wonderful property your new home.

Call today to arrange a viewing
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PROPERTY INFORMATION

LOUNGE
12'2" x 14'2" (3.73 x 4.34)

UTILITY ROOM
6'0" x 5'6" (1.83 x 1.70)

WC

KITCHEN / DINER
18'2" x 23'9" (5.54 x 7.25)

BEDROOM TWO
12'2" x 14'7" (3.72 x 4.45)

BEDROOM THREE
8'11" x 11'10" (2.74 x 3.63)

BEDROOM FOUR
9'1" x 8'11" (2.77 x 2.73)

BATHROOM
8'9" x 6'10" (2.69 x 2.10)

BEDROOM ONE
15'0" x 10'4" (4.58 x 3.17)

EN-SUITE
5'8" x 8'5" (1.75 x 2.59)

WALK-IN WARDROBE
8'11" x 7'4" (2.72 x 2.26)

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.

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.

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

FREE/LEASE
Freehold

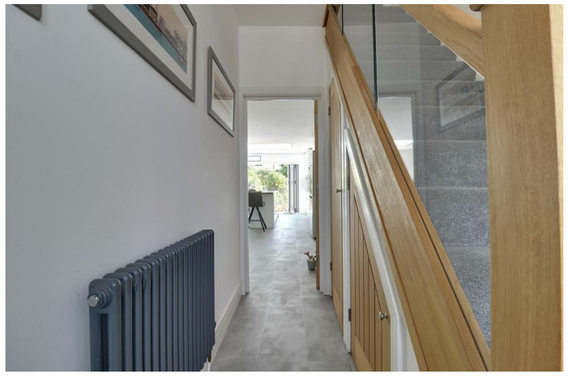








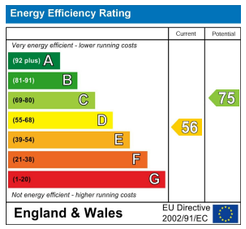












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