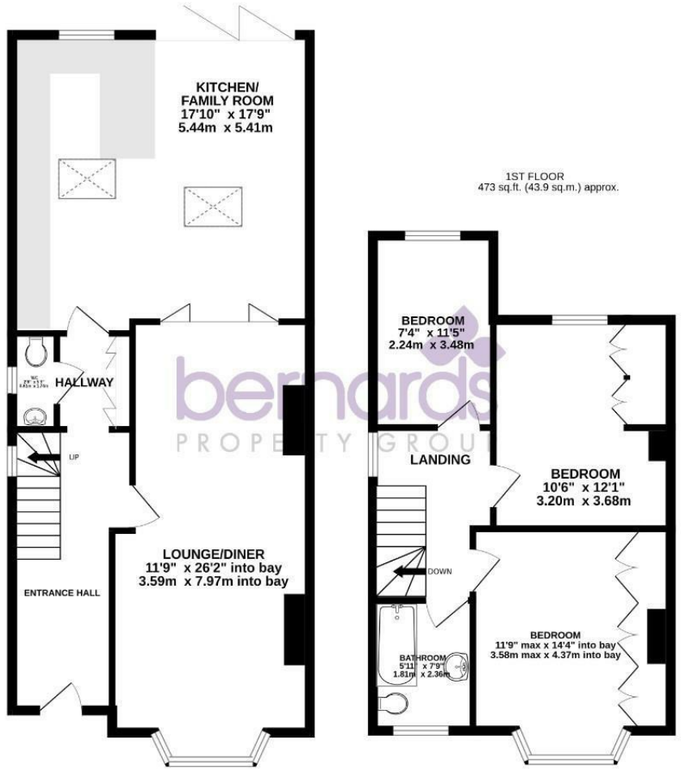
GROUND FLOOR
726 sq.ft. (67.5 sq.m.) approx.



1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.

TOTAL FLOOR AREA : 1199 sq.ft. (111.4 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 Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Offers In Excess Of £500,000

Woodfield Avenue, Portsmouth PO6 1AW

bernards THE ESTATE AGENTS

3 1 3

HIGHLIGHTS

- THREE BEDROOM SEMI-DETACHED HOUSE
- 17FT OPEN PLAN KITCHEN / BREAKFAST ROOM
- 26FT LOUNGE / DINER
- FAMILY BATHROOM
- SOUGHT AFTER HILL SLOPE LOCATION
- OFF ROAD PARKING
- GARAGE
- 50FT REAR GARDEN
- SEA & CITY VIEWS
- DOWNSTAIRS WC

Nestled in the desirable area of Woodfield Avenue, Portsmouth, this charming semi-detached house offers a perfect blend of comfort and style. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The well-appointed family bathroom and additional WC provide convenience for everyday living.

As you enter, you are greeted by a generous 26ft lounge/diner, perfect for entertaining guests or enjoying family time. The 17ft open plan kitchen breakfast room is a delightful space, allowing for casual dining while overlooking the garden. The property boasts three reception rooms, providing ample space for relaxation or work-from-home options.

Outside, the 50ft garden is a true highlight, offering a tranquil retreat with lovely sea and city views. The garden is perfect for summer barbecues or simply enjoying the fresh air. Additionally, the property features a garage and off-road parking, ensuring that your vehicles are secure and easily accessible.

Situated on a sought-after hill slope location, this home not only provides a peaceful environment but also easy access to local amenities and transport links. This property is a rare find in Portsmouth, combining spacious living with stunning views. Don't miss the opportunity to make this lovely house your new home.

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

PROPERTY INFORMATION

ENTRANCE HALL

WC

LOUNGE / DINER
26'1" x 11'9" (7.97 x 3.59)

KITCHEN / BREAKFAST ROOM
17'10" x 17'8" (5.44 x 5.41)

BEDROOM ONE
11'8" x 14'4" (3.58 x 4.37)

BEDROOM TWO
10'5" x 12'0" (3.20 x 3.68)

BATHROOM

BEDROOM THREE
7'4" x 11'5" (2.24 x 3.48)

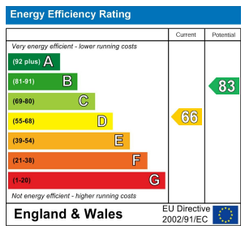
GARAGE

COUNCIL TAX - D

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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