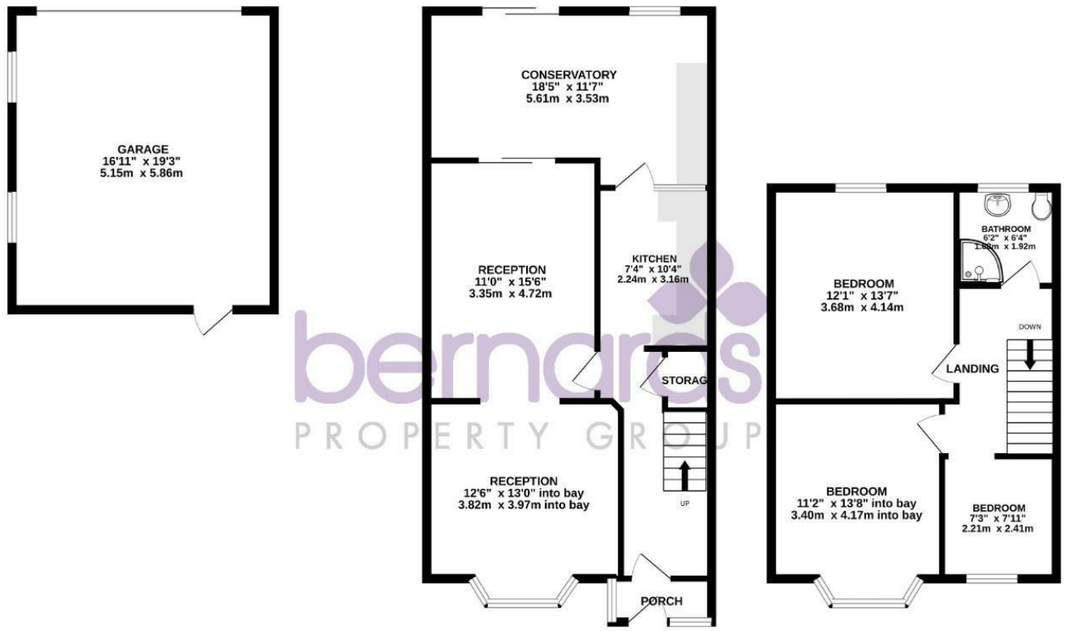
GARAGE
325 sq.ft. (30.2 sq.m.) approx.

GROUND FLOOR
698 sq.ft. (64.9 sq.m.) approx.

1ST FLOOR
471 sq.ft. (43.8 sq.m.) approx.



TOTAL FLOOR AREA : 1494 sq.ft. (138.8 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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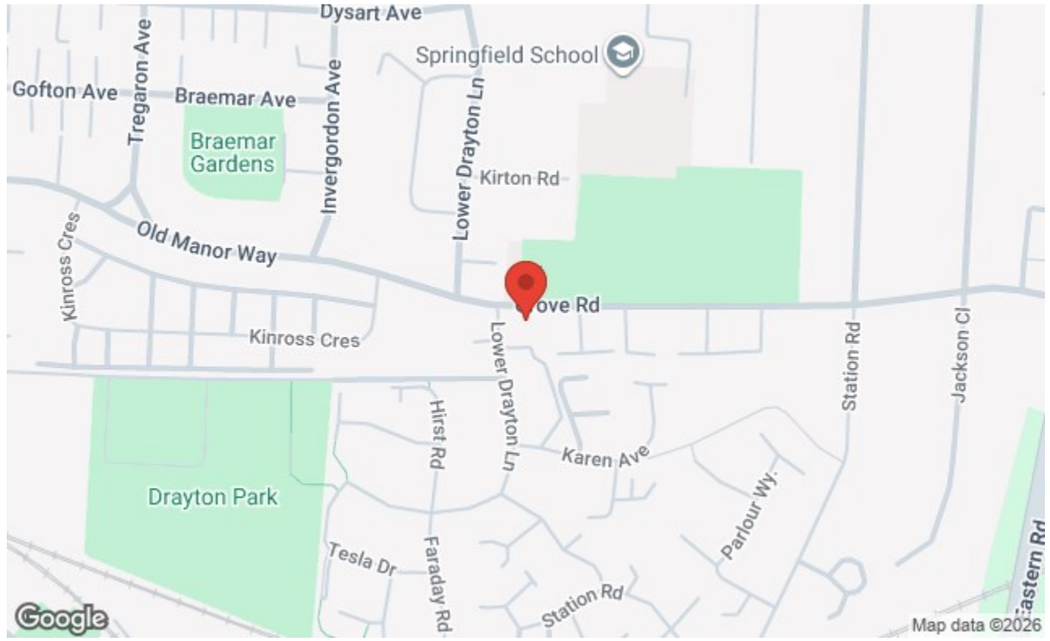

FOR SALE

Offers In Excess Of £325,000

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HIGHLIGHTS

- NO FORWARD CHAIN
- THREE BEDROOMS
- SOUGHT AFTER GROVE ROAD LOCATION
- DOUBLE GARAGE
- CONSERVATORY
- GOOD SCHOOL CATCHMENT
- SOUTH FACING REAR GARDEN
- TWO RECEPTION ROOMS
- 1494 SQFT

Nestled on the desirable Grove Road in Portsmouth, this charming three-bedroom house offers a wonderful opportunity for both families and investors alike. Spanning an impressive 1,494 square feet, the property boasts two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings.

The south-facing rear garden is a delightful feature, providing ample sunlight throughout the day, making it an ideal space for outdoor relaxation or gardening enthusiasts. With no forward chain, this home is ready for you to move in without delay, allowing for a smooth transition into your new abode.

The property also includes parking for two vehicles in the double garage, a valuable asset in this bustling area. While the house is already well-appointed, there is potential to improve and personalise the space to suit your tastes and lifestyle.

The area benefits from good local junior and secondary schools.

This residence is not just a house; it is a place where memories can be made. With its prime location and generous living space, it presents an excellent opportunity for those looking to settle in Drayton. Do not miss the chance to make this lovely property your own.

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

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PROPERTY INFORMATION

HALLWAY

LOUNGE
12'6" x 13'0" (3.82 x 3.97)

DINING ROOM
10'11" x 15'5" (3.35 x 4.72)

KITCHEN
7'4" x 10'4" (2.24 x 3.16)

CONSERVATORY
18'4" x 11'6" (5.61 x 3.53)

BEDROOM ONE
11'1" x 13'8" (3.40 x 4.17)

BEDROOM TWO
12'0" x 13'6" (3.68 x 4.14)

BEDROOM THREE
7'3" x 7'10" (2.21 x 2.41)

BATHROOM
6'2" x 6'3" (1.88 x 1.92)

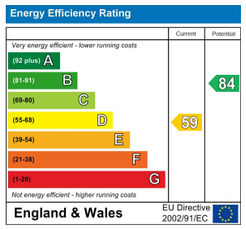
GARAGE
16'10" x 19'2" (5.15 x 5.86)

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.

FREE/LEASE
Freehold

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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