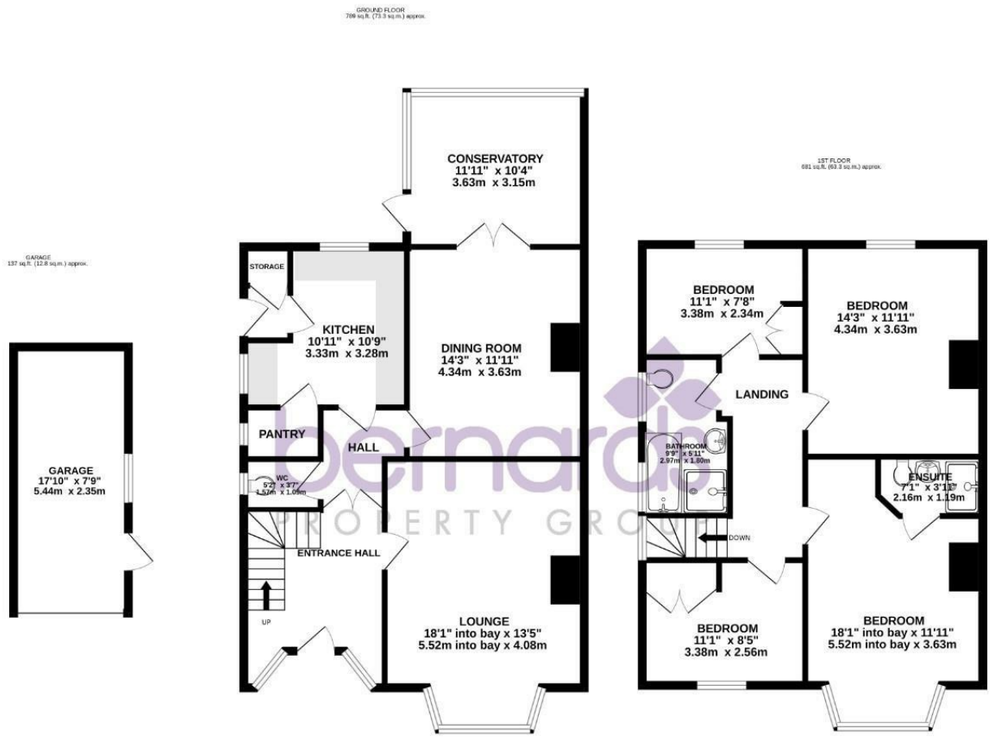


TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.

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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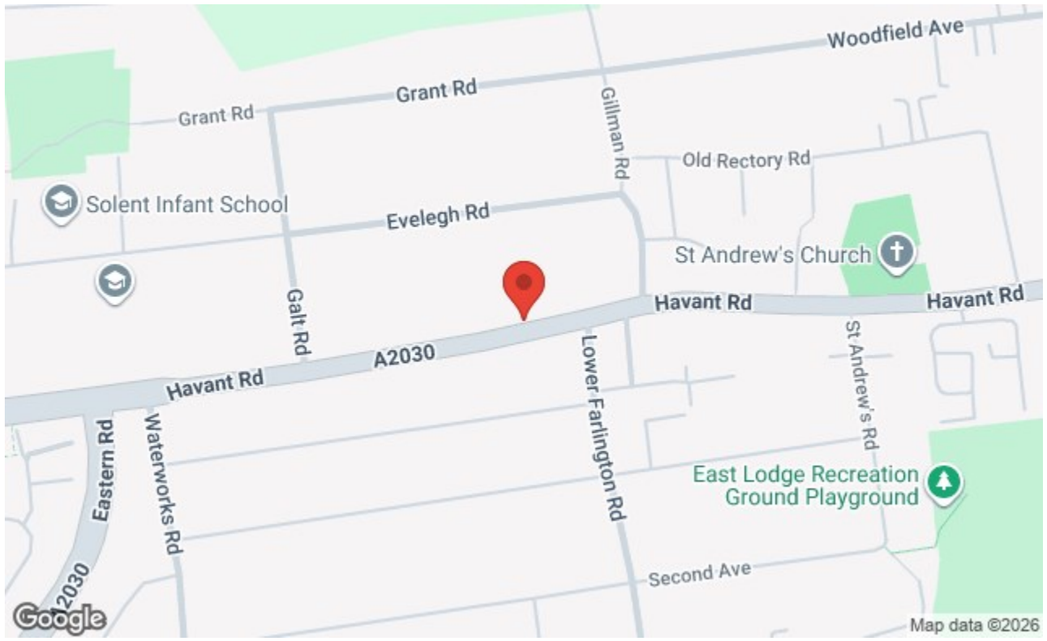



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

# Asking Price £650,000

## Havant Road, Portsmouth PO6 1DD

bernards
THE ESTATE AGENTS

4 2 3

## HIGHLIGHTS

- NO FORWARD CHAIN
- FOUR BEDROOMS
- CIRCA 1600 SQFT
- GARAGE
- DRIVE FOR MULTIPLE CARS
- THREE RECEPTION ROOMS
- ENSUITE TO MAIN BEDROOM
- FITTED KITCHEN
- SOUGHT AFTER HAVANT ROAD LOCATION
- CHARACTER PROPERTY

Nestled on the sought-after Havant Road area of Farlington, Portsmouth, this charming house offers a perfect blend of space and comfort. Spanning an impressive 1,603 square feet, the property boasts four well-proportioned bedrooms, including a convenient en-suite bathroom in the main bedroom, ensuring privacy and ease for the occupants.

The house features three inviting reception rooms, providing ample space for both relaxation and entertainment. The lounge is a delightful area to unwind, while the dining room and conservatory create an ideal setting for family gatherings or hosting friends. The fitted kitchen is well-equipped, making meal preparation a pleasure.

Outside, the property benefits from a lovely rear garden, perfect for enjoying the outdoors or gardening enthusiasts. Additionally, there is a garage and a driveway, offering convenient parking options and extra storage space.

With no forward chain, this home is ready for you to move in and make it your own. The desirable location on Havant Road ensures easy access to local amenities, schools, and transport links, making it an excellent choice for families and professionals alike. This property is a rare find and is sure to attract considerable interest. Don't miss the opportunity to view this delightful home.

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

# PROPERTY INFORMATION

### ENTRANCE HALL

### LOUNGE
18'1" x 13'4" (5.52 x 4.08)

### WC

### KITCHEN
10'11" x 10'9" (3.33 x 3.28)

### DINING ROOM
14'2" x 11'10" (4.34 x 3.63)

### CONSERVATORY
11'10" x 10'4" (3.63 x 3.15)

### LANDING

### BEDROOM ONE
18'1" x 11'10" (5.52 x 3.63)

### ENSUITE

### BEDROOM TWO
14'2" x 11'10" (4.34 x 3.63)

### BEDROOM THREE
11'1" x 8'4" (3.38 x 2.56)

### BATHROOM

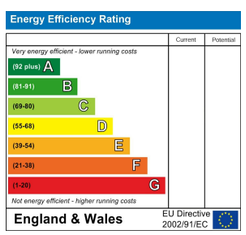
### BEDROOM FOUR
11'1" x 7'8" (3.38 x 2.34)

### GARAGE
17'10" x 7'8" (5.44 x 2.35)

### 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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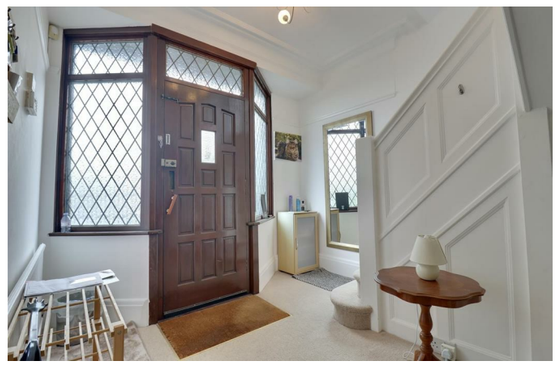

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