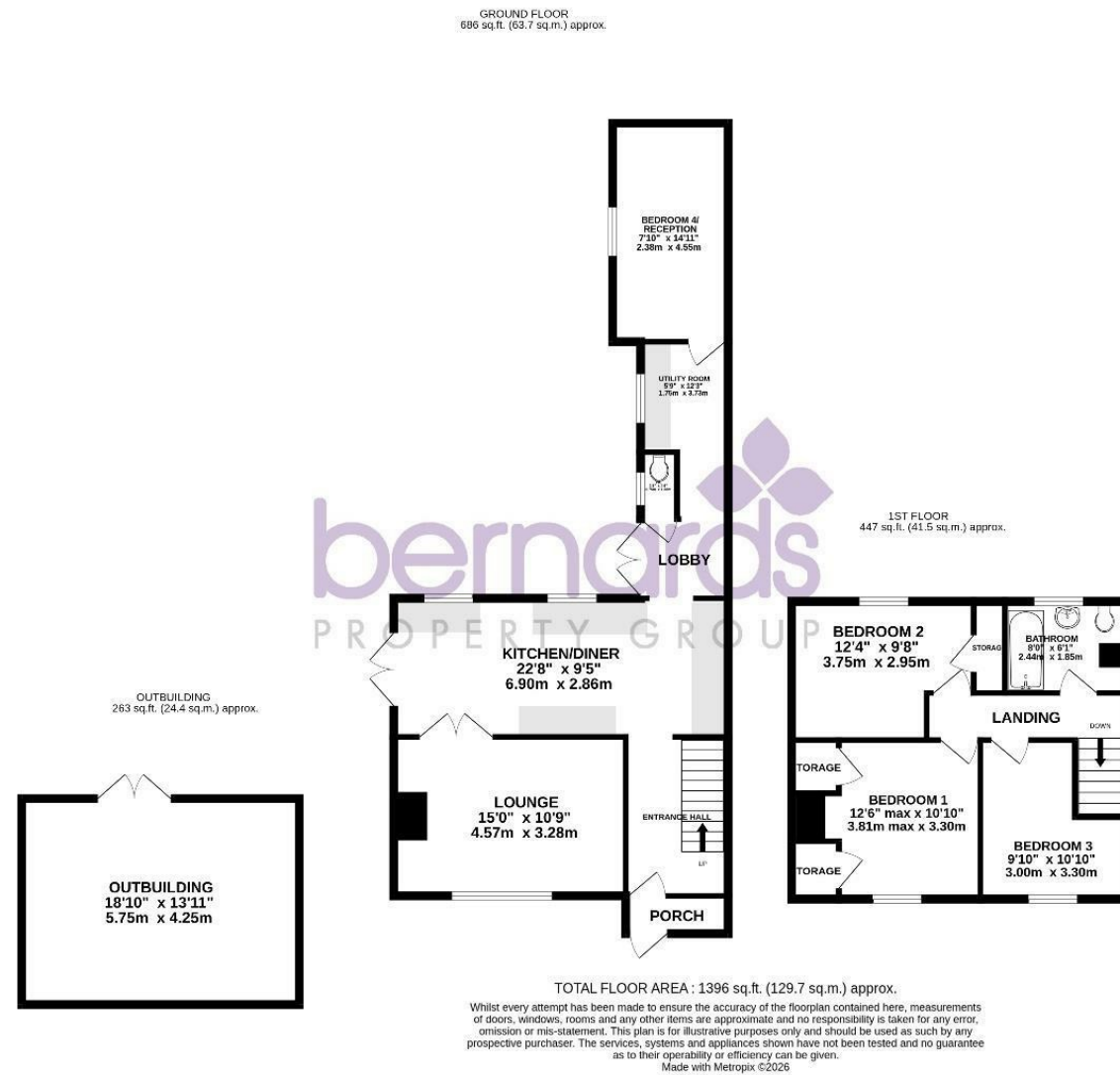




Offers In Excess Of £325,000

Kingsland Close, Portsmouth PO6 4AL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ OPEN DAY 5TH SEPTEMBER 11-1
- ❖ FOUR BEDROOMS
- ❖ EXTENDED END OF TERRACE
- ❖ LARGE KITCHEN / DINER
- ❖ OUTBUILDING
- ❖ VIEWS OVER THE HARBOUR
- ❖ LARGE SOUTH FACING GARDEN
- ❖ DRIVE / PARKING
- ❖ GREAT FINISH THROUGHOUT
- ❖ LOUNGE WITH MEDIA WALL

*****OPENING DAY 5TH SEPTEMBER 11-1

Nestled in the desirable Kingsland Close area of Portsmouth, this charming end-terrace house offers a perfect blend of comfort and modern living. Spanning an impressive 1,396 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertainment. The lounge features a contemporary media wall, perfect for cosy movie nights or hosting friends. The open-plan kitchen diner is a standout feature, designed for both functionality and style, allowing for seamless family gatherings and culinary adventures.

The family bathroom is tastefully finished, ensuring a tranquil space for unwinding after a long day. The property is further enhanced by its large garden, offering a private outdoor retreat for gardening

enthusiasts or a safe play area for children. With stunning harbour views, you can enjoy the beauty of the surrounding area right from your home.

Parking is a breeze with space for two vehicles, making this property not only practical but also convenient for busy lifestyles. The overall finish throughout the house is of a high standard, ensuring that you can move in with ease and comfort.

This delightful home in Kingsland Close is a rare find, combining spacious living, modern amenities, and picturesque views. It is a perfect opportunity for those looking to settle in a vibrant community while enjoying the tranquillity of a well-appointed residence. Don't miss the chance to make this lovely house your new home.

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



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



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

14'11" x 10'9" (4.57 x 3.28)

KITCHEN / DINER

22'7" x 9'4" (6.90 x 2.86)

WC

UTILITY ROOM

5'10" x 8'11" (1.78 x 2.73)

RECEPTION ROOM / BEDROOM FOUR

7'9" x 14'11" (2.38 x 4.55)

BEDROOM ONE

12'5" x 10'9" (3.81 x 3.30)

BEDROOM TWO

12'3" x 9'8" (3.75 x 2.95)

BEDROOM THREE

9'10" x 10'9" (3.00 x 3.30)

BATHROOM

8'0" x 6'0" (2.44 x 1.85)

OUTBUILDING

18'10" x 13'11" (5.75 x 4.25)

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.

FREE/LEASE Freehold



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		
EU Directive 2002/91/EC		
England & Wales		



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