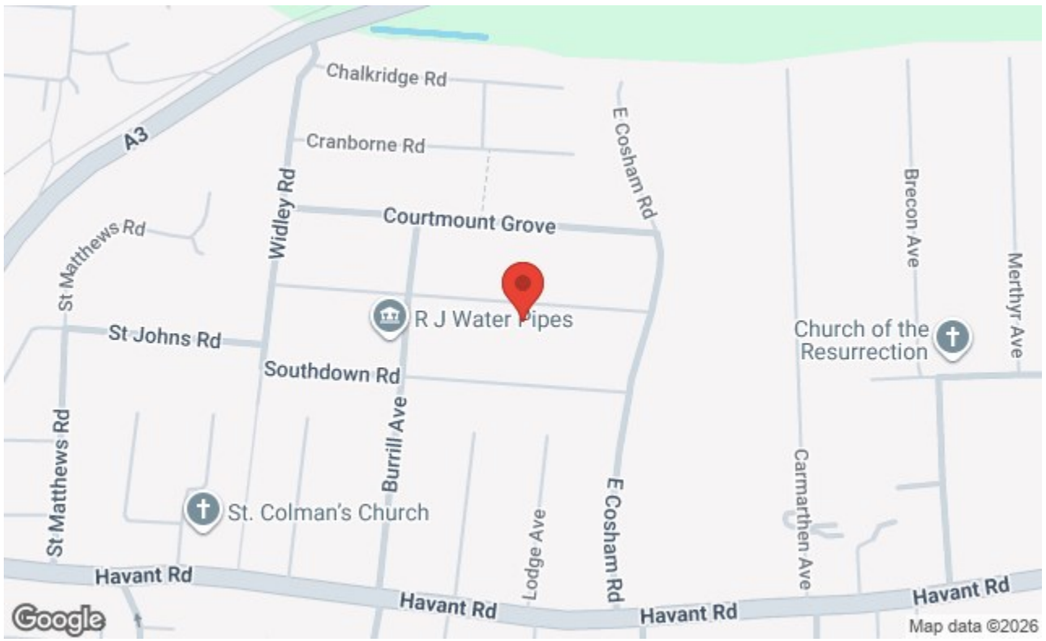


TOTAL FLOOR AREA : 1751 sq.ft. (162.6 sq.m.) approx.

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 £550,000

Colville Road, Portsmouth PO6 2DY

bernards THE ESTATE AGENTS



4 2 3

HIGHLIGHTS

- FOUR BEDROOMS
- DRIVE & GARAGE
- NO FORWARD CHAIN
- PLANNING FOR ROOF ROOM
- TWO BATHROOMS
- THREE RECEPTION ROOMS
- KITCHEN WITH UTILITY ROOM
- ART DECO STYLE HOME
- STUNNING REAR GARDEN
- SOUGHT AFTER COLVILLE ROAD LOCATION

Nestled on the charming Colville Road in Drayton, Portsmouth, this exquisite semi-detached house offers a delightful blend of Art Deco style and modern living. Spanning an impressive 1,720 square feet, the property boasts four spacious bedrooms, including a luxurious main bedroom with a dressing room, ensuring ample space for relaxation and privacy.

The home features three elegant reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The fitted kitchen, complete with a utility room, is designed for both functionality and style, making it a joy to prepare meals. With two well-appointed bathrooms, morning routines will be a breeze for the entire family.

Outside, the property is equally impressive, featuring a beautiful rear garden that provides a serene escape from the hustle and bustle of daily life. The driveway accommodates parking for up to four vehicles, and there is also a garage for additional storage or vehicle protection.

One of the standout features of this property is the potential for further development, with planning permission already in place for an additional roof room. This offers a fantastic opportunity to expand your living space and tailor the home to your needs.

With no forward chain, this property is ready for you to move in and make it your own. Finished to a high standard, this home is a rare find in a sought-after location, making it an ideal choice for families or those looking to invest in a stylish and spacious residence. Don't miss the chance to view this remarkable property and envision your future in this splendid home.

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

Call today to arrange a viewing
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www.bernardsestates.co.uk

PROPERTY INFORMATION

HALLWAY

SHOWER ROOM

SITTING ROOM
11'0" x 15'5" (3.36 x 4.70)

LOUNGE
14'3" x 15'9" (4.36 x 4.82)

CONSERVATORY / DINING ROOM
21'9" x 14'4" (6.63 x 4.39)

KITCHEN
8'11" x 15'9" (2.74 x 4.82)

UTILITY ROOM

BEDROOM ONE
11'0" x 15'5" (3.36 x 4.70)

BEDROOM TWO
14'3" x 13'1" (4.36 x 3.99)

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

BEDROOM FOUR
8'9" x 8'7" (2.69 x 2.62)

BATHROOM

GARAGE
7'5" x 13'11" (2.27 x 4.25)

POTENTIAL ROOF ROOM / TERRACE
23'9" x 28'6" (7.26 x 8.71)
Please note - there is approved planning for a roof room , see last photo as has architects cgi of what will look like.

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







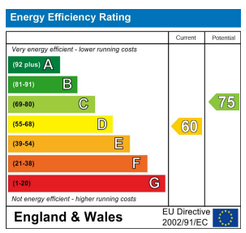












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