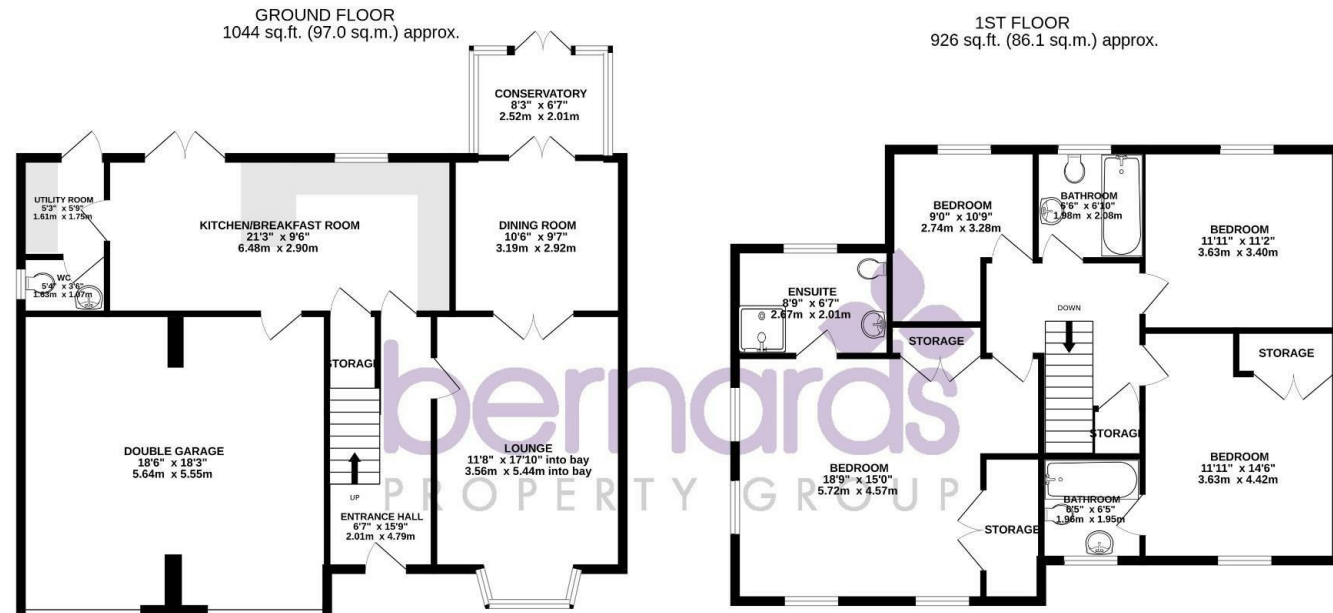




Offers In The Region Of
£600,000
Kintyre Road, Portsmouth PO6 3UH

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THE ESTATE AGENTS



HIGHLIGHTS

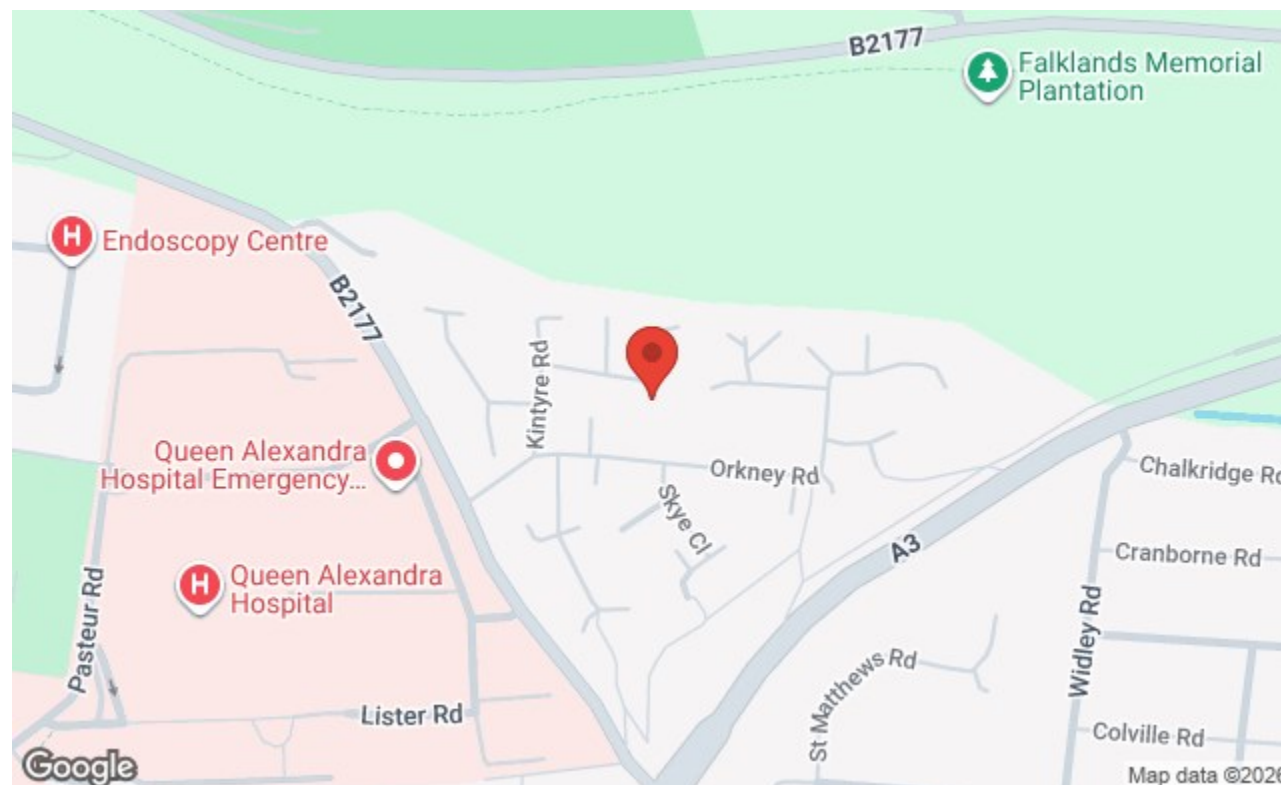
- ❖ NO FORWARD CHAIN
- ❖ COSHAM HEIGHTS PRIVATE ESTATE
- ❖ FOUR BEDROOMS
- ❖ TWO EN-SUITES
- ❖ 21FT KITCHEN BREAKFAST ROOM
- ❖ THREE RECEPTION ROOMS
- ❖ 18FT INTEGRATED DOUBLE GARAGE
- ❖ SOUTH FACING REAR GARDEN
- ❖ DRIVE AND PARKING
- ❖ 18FT MAIN BEDROOM
- ❖

Nestled in the desirable Kintyre Road on the Cosham Heights Private Estate, this impressive detached house offers a perfect blend of space and comfort. Spanning an expansive 1,971 square feet, the property boasts four generously sized bedrooms, two of which feature en-suite bathrooms, providing ample privacy and convenience for family and guests alike.

The layout of the home is thoughtfully designed, featuring three well-appointed reception rooms that offer versatile spaces for relaxation, entertainment, or work. The family bathroom and additional WC ensure that there is no shortage of facilities for a busy household.

For those who appreciate outdoor living, the south-facing rear garden is a delightful retreat, perfect for enjoying sunny afternoons or hosting gatherings. The property also includes a double garage and parking for up to four vehicles, making it ideal for families with multiple cars or those who enjoy hosting visitors.

With no forward chain, this home is ready for you to move in and make it your own. Whether you are looking for a family residence or a spacious retreat, this property on Kintyre Road is a rare find in a sought-after location. Don't miss the opportunity to view this exceptional 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
6'7" x 15'8" (2.01 x 4.79)

LOUNGE
11'8" x 17'10" (3.56 x 5.44)

DINING ROOM
10'5" x 9'6" (3.19 x 2.92)

CONSERVATORY
8'3" x 6'7" (2.52 x 2.01)

KITCHEN/BREAKFAST ROOM
21'3" x 9'6" (6.48 x 2.90)

WC

UTILITY ROOM

DOUBLE GARAGE
18'6" x 18'2" (5.64 x 5.55)

BEDROOM ONE
18'9" x 14'11" (5.72 x 4.57)

EN-SUITE
8'9" x 6'7" (2.67 x 2.01)

BEDROOM TWO
11'10" x 14'6" (3.63 x 4.42)

EN-SUITE
6'5" x 6'4" (1.96 x 1.95)

BEDROOM THREE
11'10" x 11'1" (3.63 x 3.40)

BEDROOM FOUR
8'11" x 10'9" (2.74 x 3.28)

BATHROOM
6'5" x 6'9" (1.98 x 2.08)

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		82
(81-91) B		
(69-80) C		71
(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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