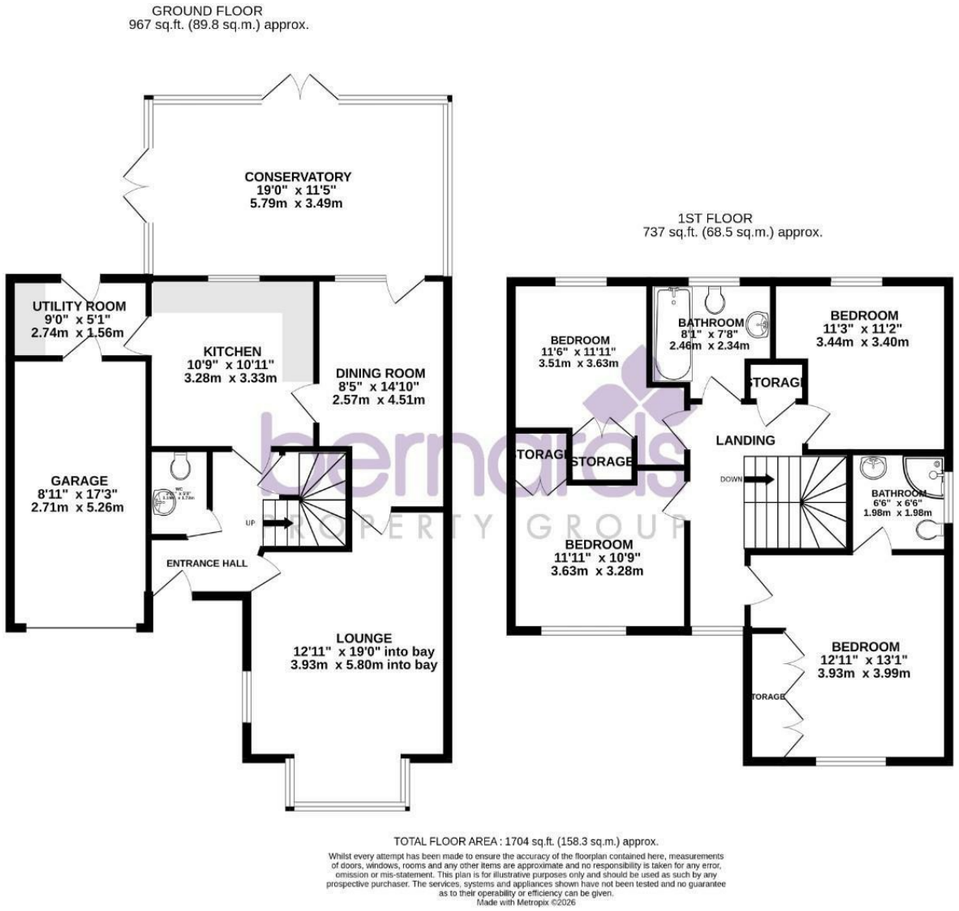
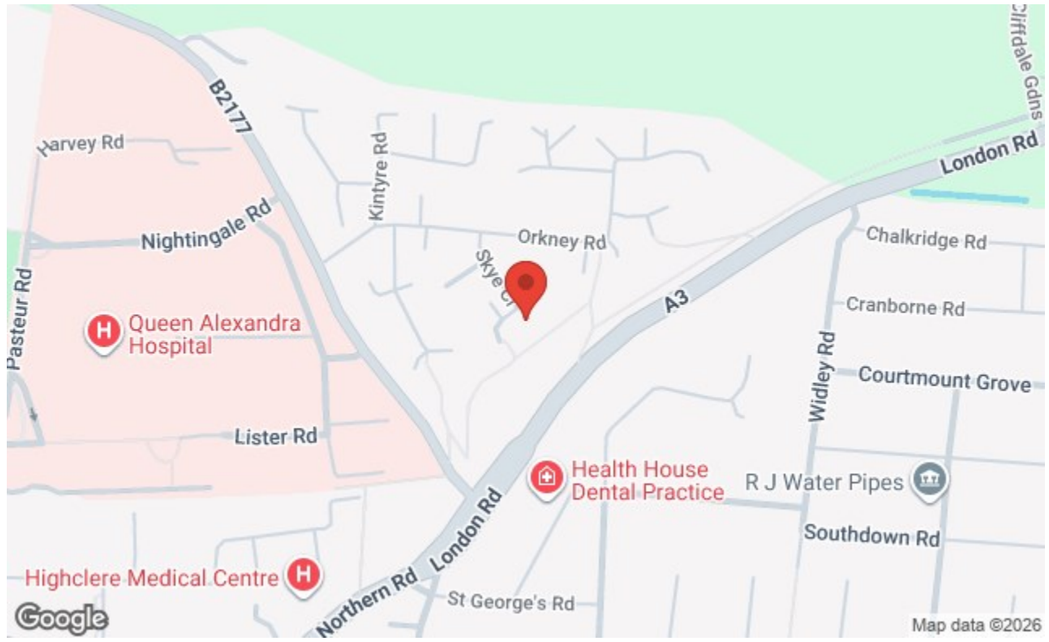



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

# Offers In Excess Of £550,000

Skye Close, Portsmouth PO6 3LT

bernards THE ESTATE AGENTS

4 2 2

## HIGHLIGHTS

- NO FORWARD CHAIN
- FOUR BEDROOM DETACHED HOUSE
- GARAGE AND DRIVE
- CIRCA 1704 SQFT
- TWO BATHROOMS
- DOWNSTAIRS WC
- FITTED KITCHEN
- TWO RECEPTION ROOMS
- CONSERVATORY
- LOW MAINTENANCE REAR GARDEN

Nestled in the desirable area of Skye Close, Cosham Heights, Portsmouth, this impressive detached house offers a perfect blend of space and comfort, ideal for family living. Spanning an expansive 1,704 square feet, the property boasts four generously sized double bedrooms, ensuring ample room for relaxation and privacy. The main bedroom features an en-suite bathroom, providing a touch of luxury, while an additional family bathroom and a convenient downstairs WC cater to the needs of a busy household.

The heart of the home is a well-appointed fitted kitchen, which flows seamlessly into a dining room, perfect for entertaining guests or enjoying family meals. The spacious lounge offers a welcoming atmosphere, ideal for unwinding after a long day. For those who appreciate natural light, the conservatory presents a delightful space to enjoy the garden views throughout the seasons.

This property also includes a utility room, enhancing practicality, and a garage with a drive that accommodates parking for up to three vehicles, a rare find in this area. With no forward chain, this home is ready for you to move in and make it your own.

EPC grade C indicates a good level of energy efficiency, making this home not only comfortable but also economical to run. Whether you are looking for a family home or a spacious retreat, this property in Cosham is sure to impress. Don't miss the opportunity to view this exceptional residence.

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

# PROPERTY INFORMATION

**LOUNGE**
19'0" x 12'10" (5.80 x 3.93)

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

**DINING ROOM**
8'5" x 14'9" (2.57 x 4.51)

**WC**

**UTILITY ROOM**

**CONSERVATORY**
18'11" x 11'5" (5.79 x 3.49)

**BEDROOM ONE**
12'10" x 13'1" (3.93 x 3.99)

**ENSUITE**

**BEDROOM TWO**
11'6" x 11'10" (3.51 x 3.63)

**BEDROOM THREE**
11'10" x 10'9" (3.63 x 3.28)

**BATHROOM**
8'0" x 7'8" (2.46 x 2.34)

**BEDROOM FOUR**
11'3" x 11'1" (3.44 x 3.40)

**GARAGE**
8'10" x 17'3" (2.71 x 5.26)

## ANTI MONEY LAUNDERING

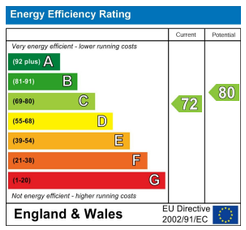
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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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