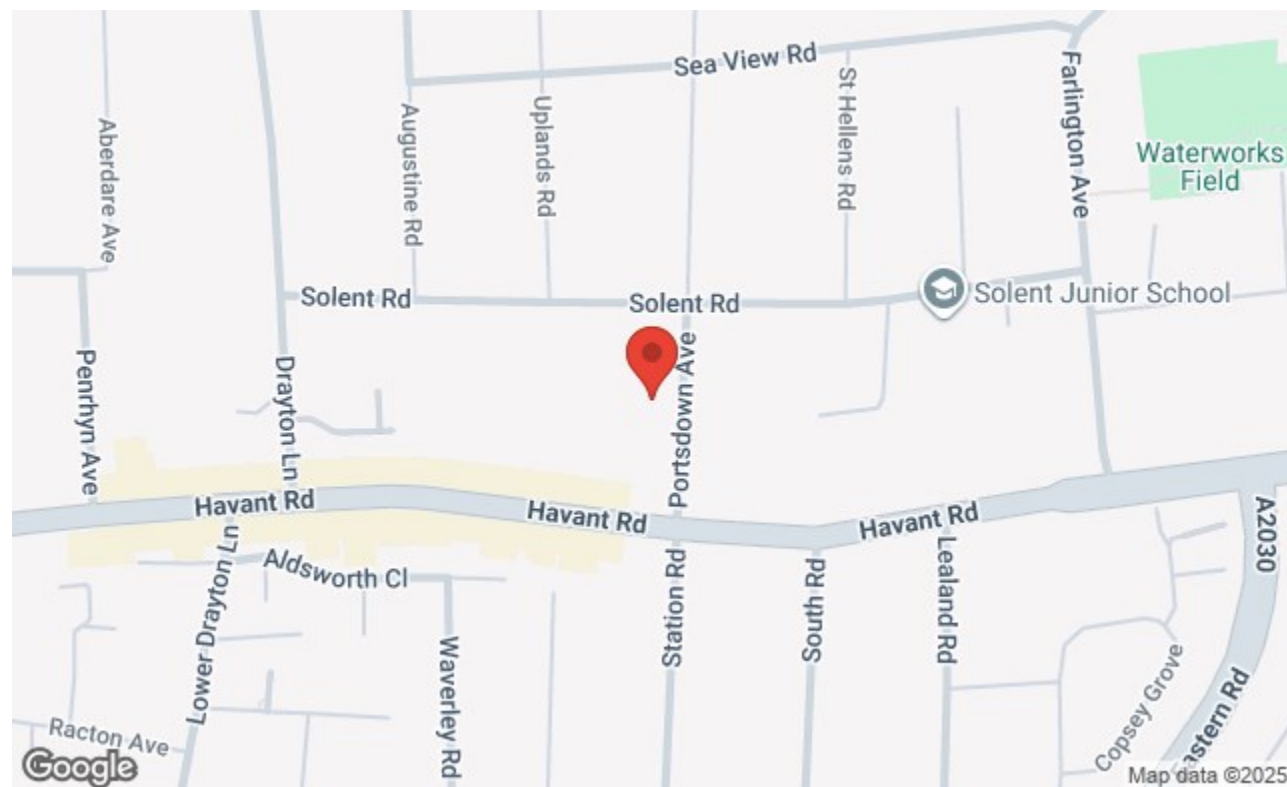
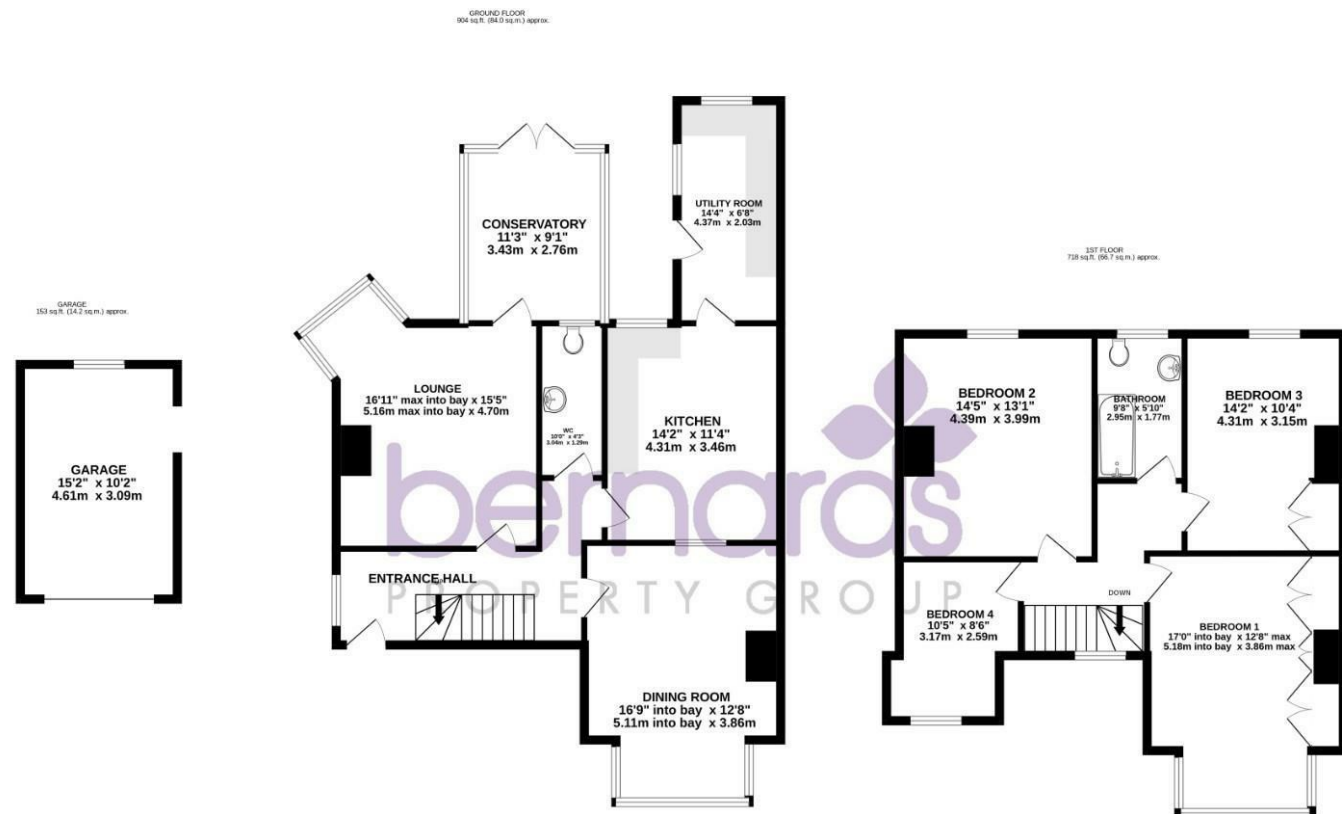




The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
t: 02392 728 091



Offers In Excess Of £650,000

Portsdown Avenue, Portsmouth PO6 1EH

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- FOUR DOUBLE BEDROOMS
- CIRCA 130 FT WEST FACING REAR GARDEN
- GARAGE
- OFF ROAD PARKING FOR MULTIPLE CARS
- TWO RECEPTION ROOMS
- KITCHEN WITH LARGE UTILITY ROOM
- APPROX 1775 SQFT FLOOR SPACE
- SOUGHT AFTER LOCATION
- EDWARDIAN STYLE SEMI DETACHED HOME
- GOOD SCHOOL CATCHMENT

Nestled in the desirable area of Portsdown Avenue, Drayton, this charming semi-detached Edwardian house offers a perfect blend of classic elegance and modern convenience. With an impressive four double bedrooms, this property is ideal for families seeking ample space and comfort.

Upon entering, you are greeted by two inviting reception rooms, providing versatile living areas that can be tailored to your needs, whether for relaxation or entertaining guests. The well-appointed kitchen, complete with a utility room, ensures that culinary enthusiasts will find joy in preparing meals while enjoying the convenience of additional storage and workspace.

The property boasts a large family bathroom, catering to the needs of a busy household, and ensuring that morning routines run smoothly. With a generous 1775 square feet of floor space,

there is no shortage of room to create your perfect home.

One of the standout features of this property is the expansive rear garden, measuring approximately 130 feet. This outdoor space is perfect for family gatherings, gardening enthusiasts, or simply enjoying the fresh air in a tranquil setting. Additionally, the property offers parking for up to five vehicles, along with a garage, providing ample space for cars and storage.

Situated in a sought-after location, this Edwardian gem combines period charm with modern living, making it a rare find in today's market. Whether you are looking to settle down in a family-friendly neighbourhood or seeking a spacious home with character, this property is sure to impress. Don't miss the opportunity to make this delightful house your new home.

Call today to arrange a viewing

02392 728 091

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# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

16'11" x 15'5" into bay (5.16 x 4.70 into bay )

## DINING ROOM

16'9" x 12'7" into bay (5.11 x 3.86 into bay )

## CONSERVATORY

11'3" x 9'0" (3.43 x 2.76 )

## KITCHEN

14'1" x 11'4" (4.31 x 3.46 )

## UTILITY ROOM

14'4" x 6'7" (4.37 x 2.03)

## WC

## BEDROOM ONE

16'11" x 12'7" (5.18 x 3.86)

## BEDROOM TWO

14'4" x 13'1" (4.39 x 3.99)

## BEDROOM THREE

14'1" x 10'4" (4.31 x 3.15)

## BEDROOM FOUR

10'4" x 8'5" (3.17 x 2.59)

## BATHROOM

9'8" x 5'9" (2.95 x 1.77)

## GARAGE

15'1" x 10'1" (4.61 x 3.09)

## 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.



| 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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