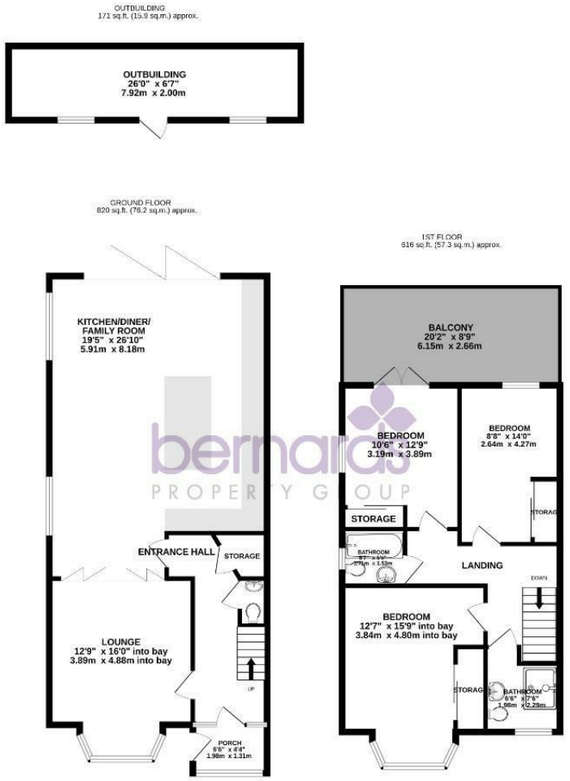

TOTAL FLOOR AREA : 1608 sq.ft. (149.4 sq.m.) approx.

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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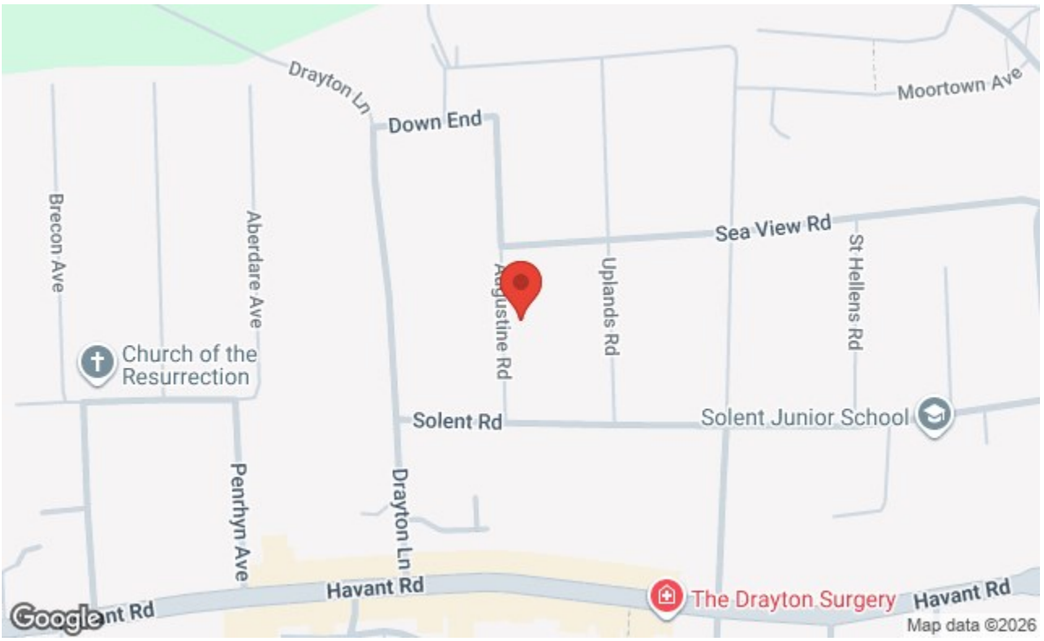


The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Asking Price £580,000

Augustine Road, Drayton PO6 1HY

bernards
THE ESTATE AGENTS

3 2 2

HIGHLIGHTS

- EXTENDED SEMI-DETACHED HOME
- THREE DOUBLE BEDROOMS
- 26FT OPEN PLAN KITCHEN / DINER
- SOLAR PANELS
- TWO WOOD BURNERS
- TWO BATHROOMS
- LARGE OUTBUILDING / WORKSHOP
- OFF ROAD PARKING
- ROOF TERRACE
- SOUGHT AFTER LOCATION

Perfectly located in the desirable area of Augustine Road, Drayton, this charming semi-detached house offers a perfect blend of modern living and traditional comfort. Spanning an impressive 1,608 square feet, the property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, including a separate lounge that provides a cosy retreat. The heart of the home is undoubtedly the expansive 26ft open-plan kitchen and dining area, which features bi-fold doors that seamlessly connect the indoor space to the garden, perfect for entertaining or enjoying family meals. The kitchen is well-equipped and designed for both functionality and style.

This property also includes two well-appointed bathrooms and a convenient downstairs WC, ensuring ample facilities for family and guests alike. Additional features such as solar panels and two wood burners enhance the home's energy efficiency and provide a warm, welcoming atmosphere during the colder months.

Outside, the east-facing rear garden offers a tranquil space to relax, while the roof terrace provides a unique vantage point for enjoying the surrounding views. The property also benefits from off-road parking for up to three vehicles, a valuable asset in this sought-after location.

For those with hobbies or needing extra storage, a workshop is included, adding to the practicality of this delightful home. With its combination of space, modern amenities, and a prime location, this semi-detached house on Augustine Road is a wonderful opportunity not to be missed.

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

PROPERTY INFORMATION

PORCH
6'5" x 4'3" (1.98 x 1.31)

HALLWAY

WC

LOUNGE
12'9" x 16'0" (3.89 x 4.88)

KITCHEN / DINER
19'4" x 26'10" (5.91 x 8.18)

BEDROOM ONE
12'7" x 15'8" (3.84 x 4.80)

SHOWER ROOM
6'5" x 7'6" (1.98 x 2.30)

BEDROOM TWO
10'5" x 12'9" (3.19 x 3.89)

BATHROOM

BEDROOM THREE
8'7" x 14'0" (2.64 x 4.27)

OUTBUILDING
25'11" x 6'6" (7.92 x 2.00)

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

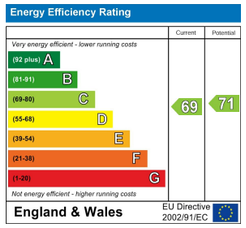
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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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