

FOR SALE

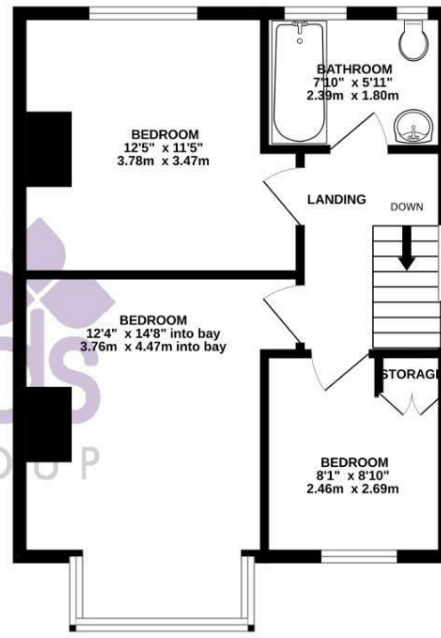
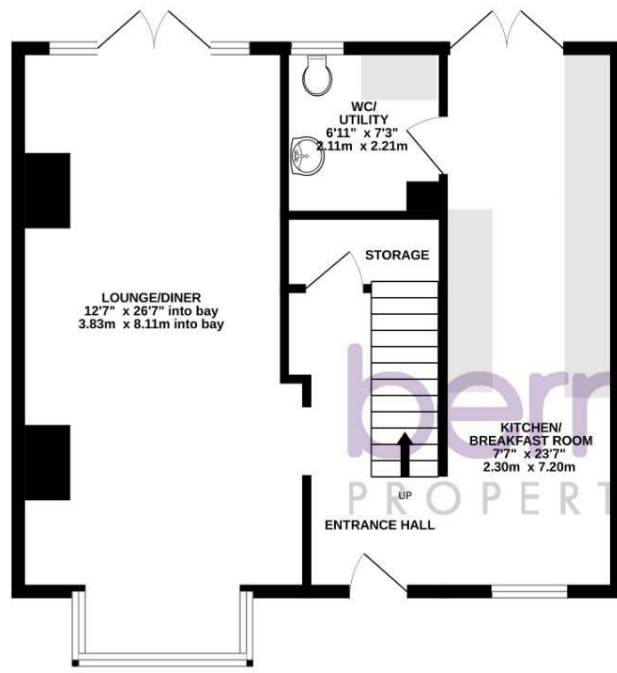
Offers In Excess Of £360,000

Donaldson Road, Portsmouth PO6 2SZ

bernards THE ESTATE AGENTS

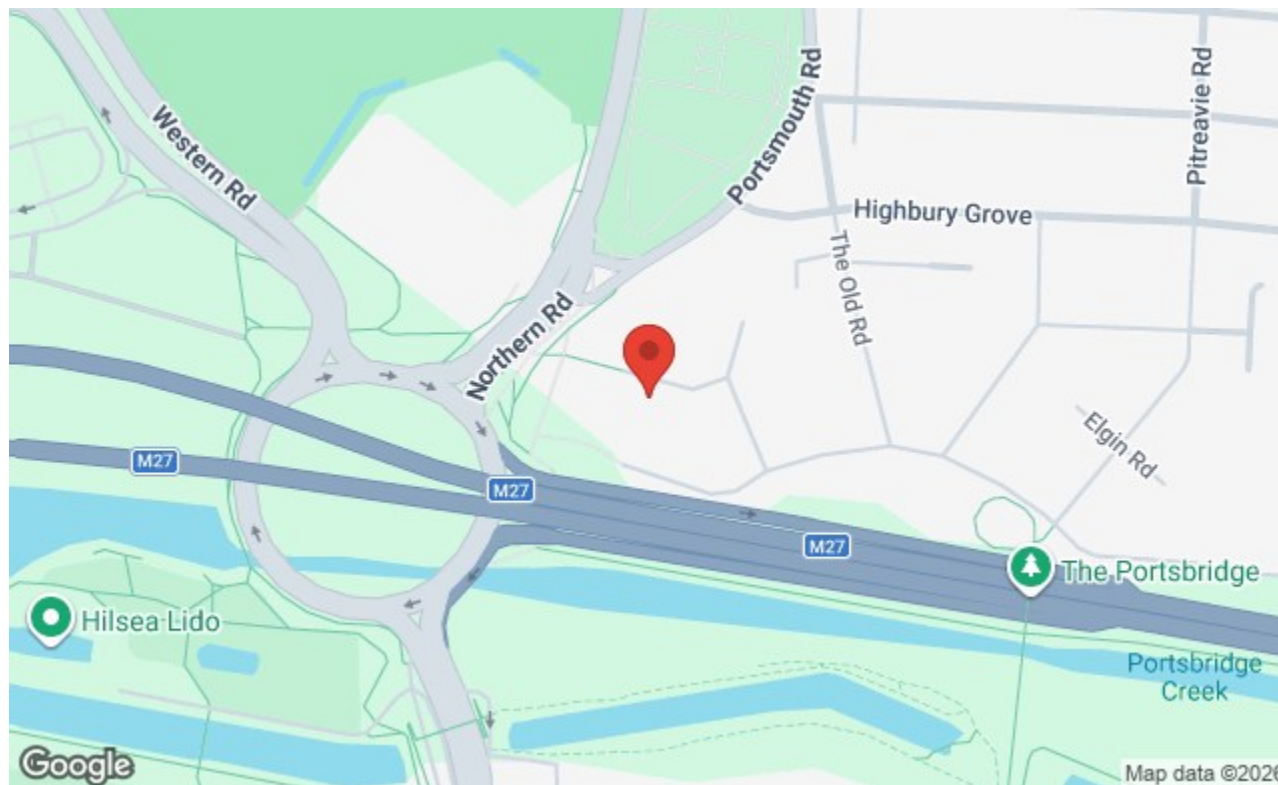
GROUND FLOOR
623 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 1069 sq.ft. (99.3 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 not 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. Made with Metropix ©2026



3 bedrooms, 1 bathroom, 2 living areas

HIGHLIGHTS

- OPEN DAY 30TH MAY 10-12
- NO FORWARD CHAIN
- DRIVE FOR MULTIPLE CARS
- THREE BEDROOM SEMI-DETACHED
- 26FT LOUNGE DINER
- 23FT KITCHEN / DINER
- FAMILY BATHROOM
- DOWNSTAIRS WC / UTILITY ROOM
- SOUTHFACING REAR GARDEN
- SOUGHT AFTER Highbury Estate LOCATION

OPEN DAY 30TH MAY , TIME SLOTS BETWEEN 10-12

Nestled in the desirable Highbury Estate of Portsmouth, this charming semi-detached house on Donaldson Road offers a perfect blend of comfort and modern living. Spanning an impressive 1,069 square feet, this property boasts three well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertainment. The heart of the home is the expansive 26ft lounge diner, which flows seamlessly into a stylish 23ft kitchen/breakfast room. This modern kitchen is perfect for culinary enthusiasts and family gatherings alike.

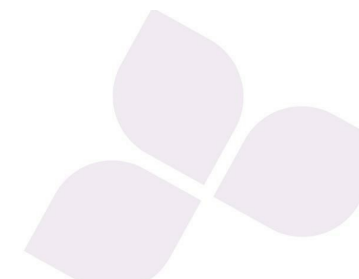
The property features a convenient utility room

and a family bathroom, ensuring practicality for everyday living. The south-facing rear garden is a delightful outdoor space, complete with decking, perfect for enjoying sunny afternoons or hosting barbecues with friends and family.

With off-road parking available for up to three vehicles, this home offers both convenience and ease. The absence of a forward chain means you can move in without delay, making this property an attractive option for those looking to settle in quickly.

In summary, this three-bedroom semi-detached house on Donaldson Road is a wonderful opportunity for families or individuals seeking a modern home in a sought-after location. With its spacious interiors, outdoor space, and excellent parking facilities, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely property your new 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**
- LOUNGE / DINER**
12'6" x 26'7" (3.83 x 8.11)
- KITCHEN / BREAKFAST ROOM**
7'6" x 23'7" (2.30 x 7.2)
- WC / UTILITY ROOM**
6'11" x 7'3" (2.11 x 2.21)

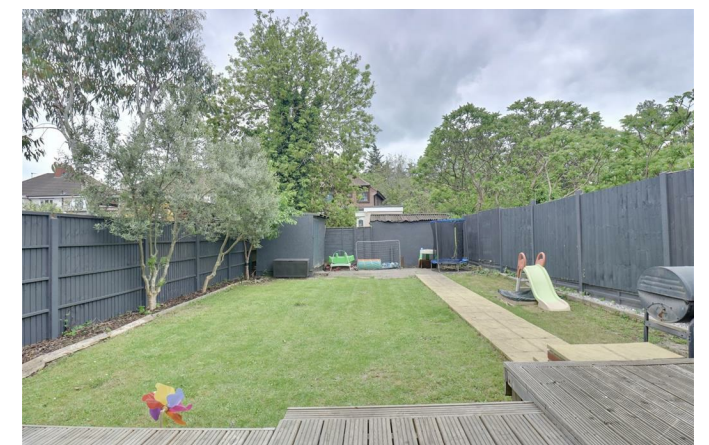
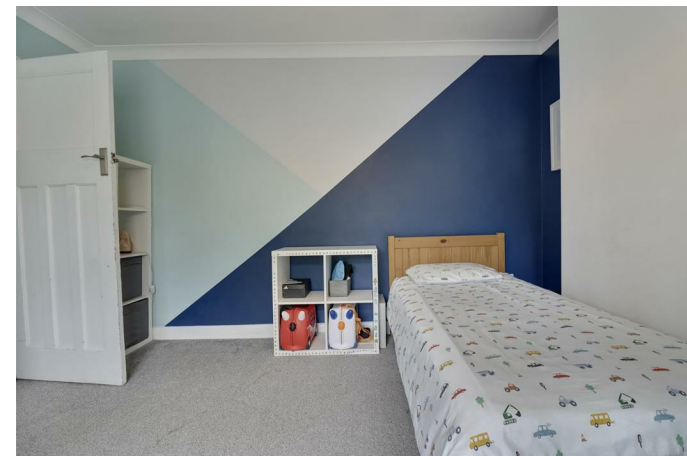
- BEDROOM ONE**
12'4" x 14'7" into bay (3.76 x 4.47 into bay)
- BEDROOM TWO**
12'4" x 11'4" (3.78 x 3.47)
- BEDROOM THREE**
8'0" x 8'9" (2.46 x 2.69)
- BATHROOM**
7'10" x 5'10" (2.39 x 1.80)

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.

FREE/LEASE
Freehold

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		81	70
England & Wales			



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