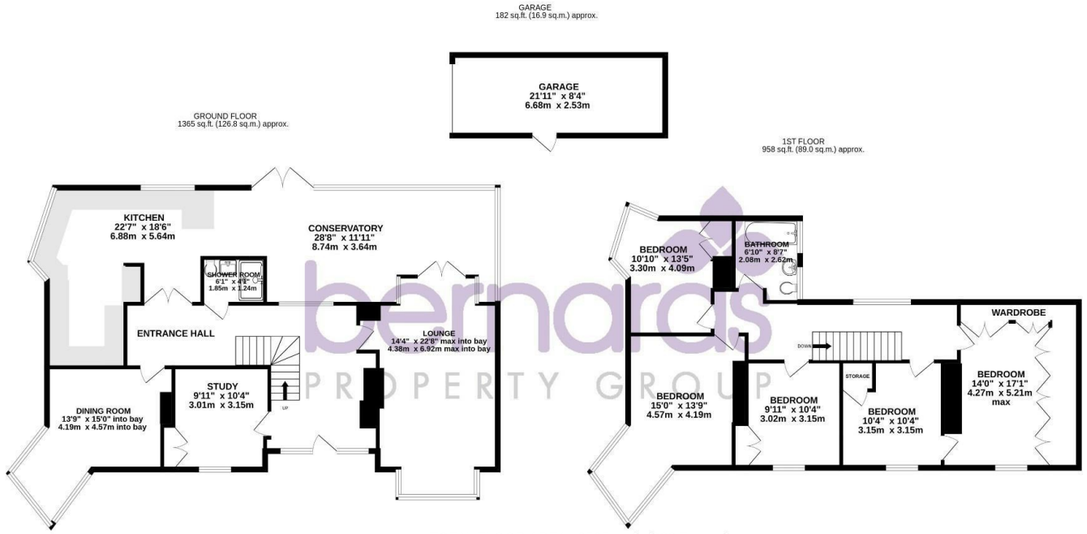

TOTAL FLOOR AREA : 2505 sq.ft. (232.7 sq.m.) approx.

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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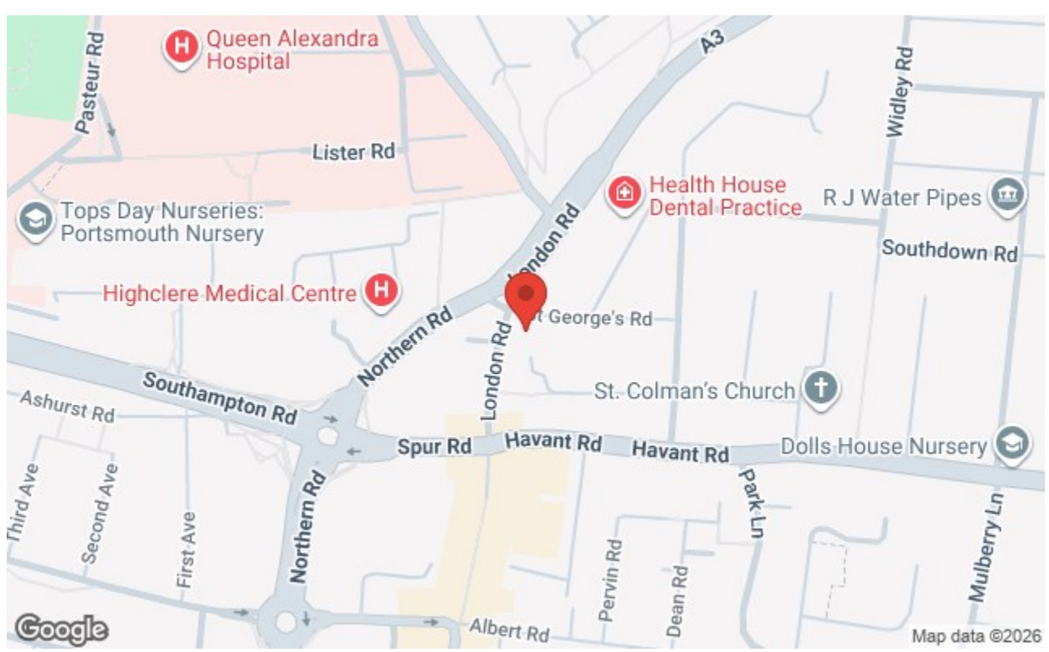

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Asking Price £700,000

London Road, Portsmouth PO6 3ES

bernards THE ESTATE AGENTS

5 2 2

HIGHLIGHTS

- UNIQUE FAMILY HOME
- FIVE BEDROOMS
- DETACHED
- THREE RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- ELEVATED POSITION
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- GARAGE
- CLOSE TO QA HOSPITAL

Nestled on London Road in the charming area of Cosham, Portsmouth, this unique detached family home offers an exceptional living experience. With five spacious bedrooms, this property is perfect for families seeking room to grow. The two well-appointed bathrooms ensure convenience for all residents, while the two reception rooms provide ample space for relaxation and entertaining.

One of the standout features of this home is the delightful conservatory at the rear, which invites natural light and offers a serene space to enjoy the garden views. The property also boasts parking for three vehicles, along with a garage, making it ideal for families with multiple cars or those who appreciate extra storage space.

Situated conveniently close to Queen Alexandra Hospital and Cosham mainline station, this home is perfectly positioned for easy access to local amenities and transport links. Whether you are commuting to work or exploring the vibrant city of Portsmouth, this location offers both convenience and comfort.

This property is not just a house; it is a unique family home that promises to meet the needs of modern living. With its generous space, thoughtful layout, and prime location, it is an opportunity not to be missed.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
14'4" x 22'8" (4.38 x 6.92)

DINING ROOM
13'8" x 14'11" (4.19 x 4.57)

STUDY
9'10" x 10'4" (3.01 x 3.15)

SHOWER ROOM
6'0" x 4'0" (1.85 x 1.24)

KITCHEN
22'6" x 18'6" (6.88 x 5.64)

CONSERVATORY
28'8" x 11'11" (8.74 x 3.64)

BEDROOM ONE
14'0" x 17'1" (4.27 x 5.21)

BEDROOM TWO
10'4" x 10'4" (3.15 x 3.15)

BEDROOM THREE
9'10" 10'4" (3.02 3.15)

BEDROOM FOUR
14'11" x 13'8" (4.57 x 4.19)

BEDROOM FIVE
10'9" x 13'5" (3.30 x 4.09)

BATHROOM
6'9" x 8'7" (2.08 x 2.62)

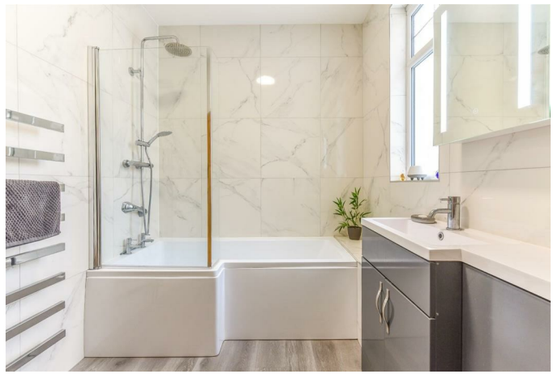
GARAGE
21'10" x 8'3" (6.68 x 2.53)

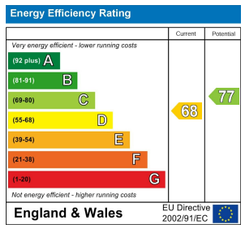
COUNCIL TAX BAND G
£3635

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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