

Total floor area: 210.7 sq.m. (2,267 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

bernards PROPERTY GROUP



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

FOR SALE

Offers In Excess Of £600,000

Pangbourne Avenue, Drayton PO6 2NT

bernards THE ESTATE AGENTS



5 2 3

HIGHLIGHTS

- NO ONWARD CHIAN
- 5 BEDROOMS
- DETACHED HOME
- LOUNGE
- KITCHEN/DINER
- UTILITY ROOM AND STUDY
- GROUND FLOOR BATHROOM
- FAMILY BATHROOM
- GARDEN ROOM/BAR
- PARKING

Nestled in the desirable area of Pangbourne Avenue, Portsmouth, this impressive detached house offers a perfect blend of space and comfort, ideal for family living. With no onward chain, this property presents a fantastic opportunity for those looking to settle in a vibrant community.

Upon entering, you are greeted by a large lounge that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen/diner is a highlight of the home, offering ample space for family meals and gatherings. Additionally, a study and a utility room enhance the practicality of this residence, catering to modern living needs.

The property boasts five generously sized bedrooms, ensuring that there is plenty of room for family members or guests. Two well-equipped bathrooms provide convenience and comfort for all.

One of the standout features of this home is the charming garden room or bar, perfect for enjoying summer evenings or hosting gatherings. The outdoor space is complemented by a paved, low-maintenance garden, making it easy to enjoy without the hassle of extensive upkeep.

For those with vehicles, off-road parking is available, adding to the convenience of this delightful property. This home truly offers a wonderful opportunity for anyone seeking a spacious and versatile living environment in a sought-after location. Don't miss the chance to make this house your new home.

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

PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

STUDY

DINING ROOM

KITCHEN/BREAKFAST ROOM

UTILITY ROOM

BATHROOM

W.C.

LANDING

BEDROOM 1

DRESSING ROOM

BEDROOM 5

BATHROOM

LANDING

BEDROOM 3

BEDROOM 4

GARDEN BAR

OFF ROAD PARKING

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.

COUNCIL TAX BAND

The local authority is Portsmouth borough council. BAND : D YEARLY £2181







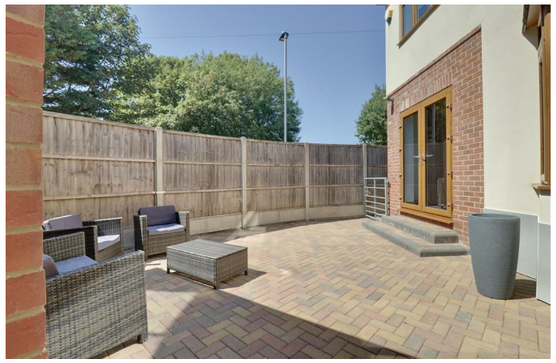


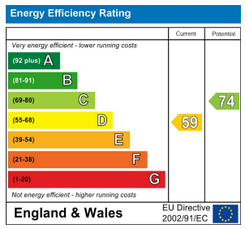












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