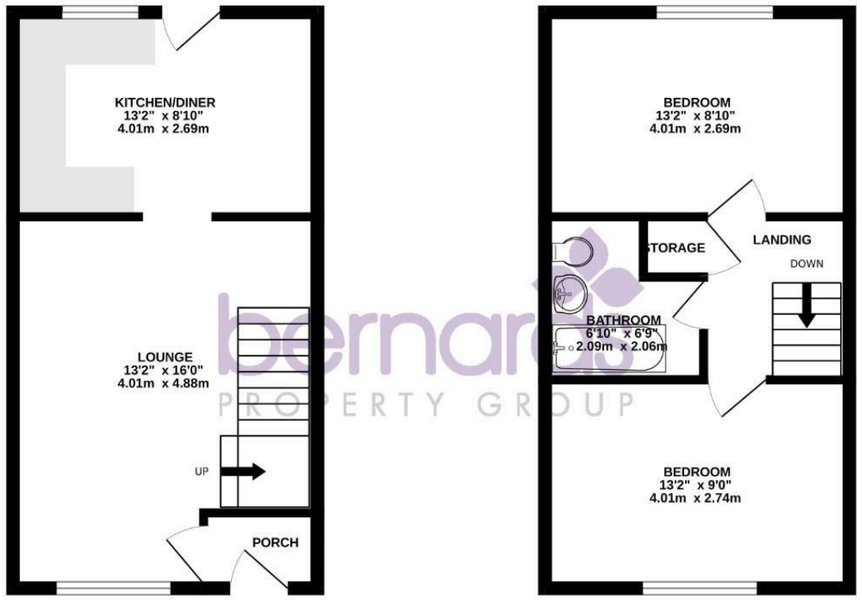
GROUND FLOOR
327 sq.ft. (30.3 sq.m.) approx.

1ST FLOOR
327 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 653 sq.ft. (60.7 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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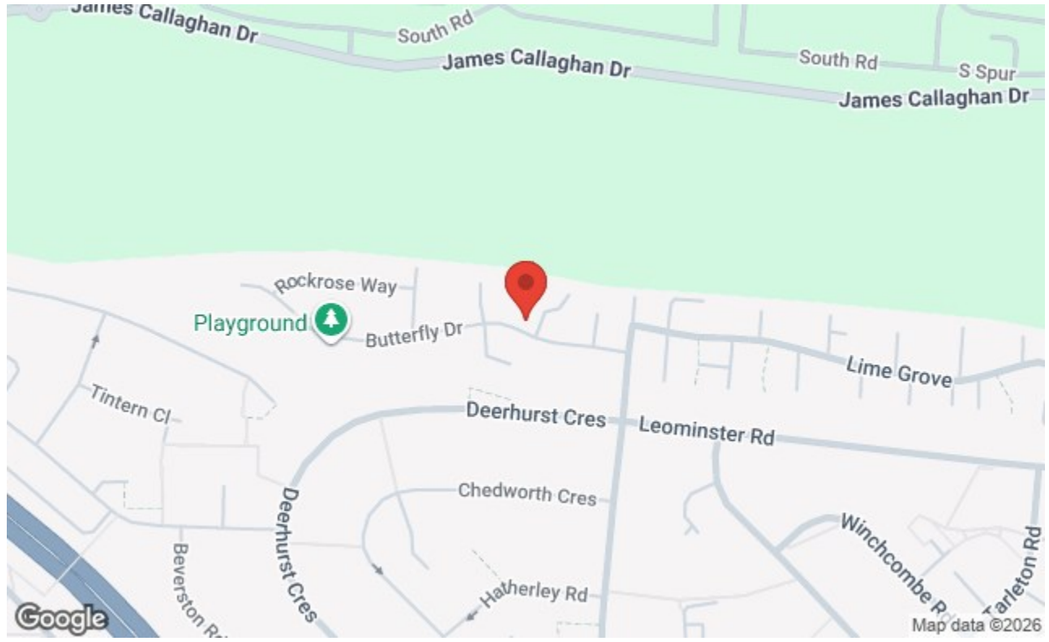

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Offers In Excess Of £260,000

Butterfly Drive, Paulsgrove PO6 4DL

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THE ESTATE AGENTS

2 1 1

HIGHLIGHTS

- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- LOUNGE
- BATHROOM
- HILLSLOPE LOCATION
- KITCHEN / DINER
- WEST FACING REAR GARDEN
- CLOSE TO HOSPITAL
- GAS CENTRAL HEATING

Nestled in the charming area of Paulsgrove, this delightful two-bedroom house on Butterfly Drive offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into a spacious reception room, ideal for both relaxation and entertaining guests. The well-proportioned bedrooms provide a peaceful retreat, making this home suitable for small families or professionals seeking a tranquil living space.

The property features a modern bathroom, designed with functionality in mind, ensuring that your daily routines are both efficient and enjoyable. The kitchen, while not specified, is likely to be well-equipped, providing a practical space for culinary endeavours.

One of the standout features of this home is the parking space available for one vehicle, a valuable asset in today's busy world. This allows for easy access and peace of mind, knowing your vehicle is secure.

Butterfly Drive is situated in a friendly neighbourhood, with local amenities and transport links within easy reach, making it an ideal location for those who appreciate both community and accessibility.

In summary, this house on Butterfly Drive presents an excellent opportunity for anyone looking to settle in Paulsgrove. With its inviting living spaces and practical features, it is a property that truly deserves your attention.

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

PROPERTY INFORMATION

PORCH

LOUNGE
13'1" x 16'0" (4.01 x 4.88)

KITCHEN / DINER
13'1" x 8'9" (4.01 x 2.69)

BEDROOM
13'1" x 8'9" (4.01 x 2.69)

BATHROOM
6'10" x 8'11" (2.09 x 2.74)

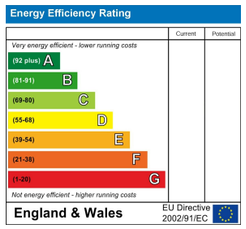
BEDROOM TWO
13'1" x 8'11" (4.01 x 2.74)

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.



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