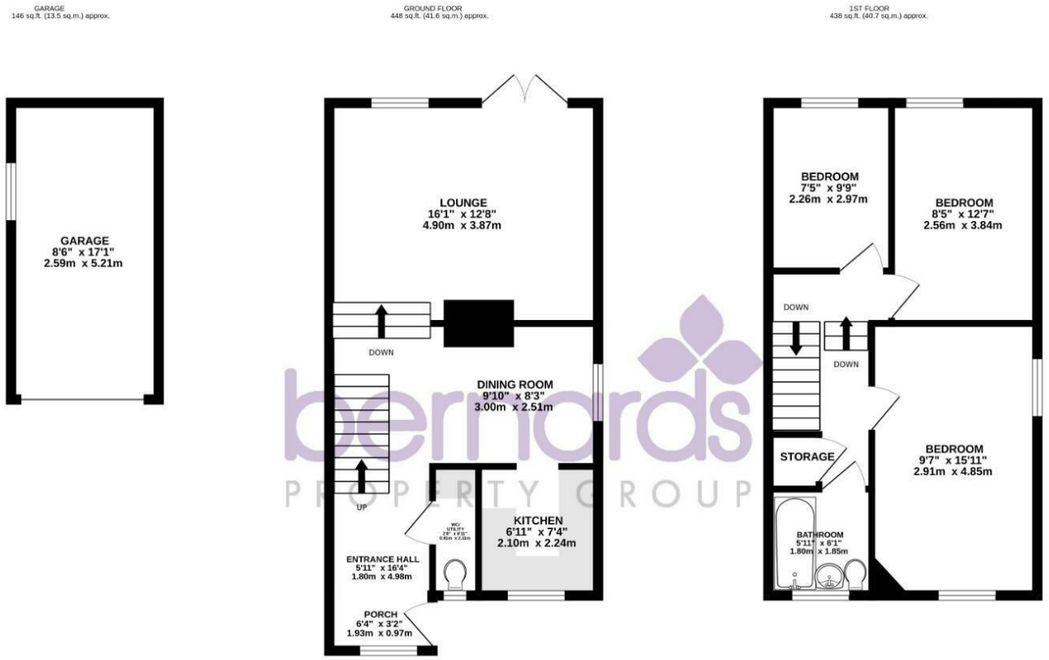

TOTAL FLOOR AREA : 1031 sq.ft. (95.8 sq.m.) approx.

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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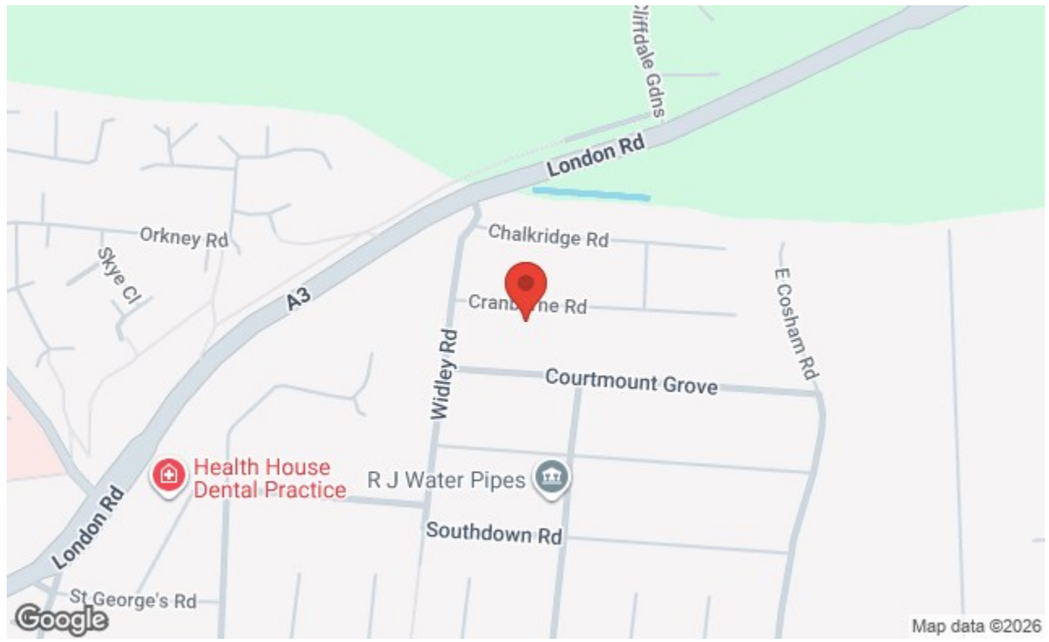


The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Asking Price £350,000

Cranborne Road, Portsmouth PO6 2BQ

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- THREE BEDROOMS
- MODERN FINISH
- GARAGE
- TWO PARKING SPACES
- HILL SLOPE LOCATION
- TWO RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- SEMI-DETACHED
- WHITE HIGH GLOSS KITCHEN
- DOWNSTAIRS WC

Nestled on the desirable Cranborne Road in Portsmouth, this charming semi-detached house offers a perfect blend of modern living and comfort. Spanning an impressive 1,031 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The modern finish throughout the home enhances its appeal, ensuring a stylish and contemporary atmosphere. The family bathroom is thoughtfully designed, complemented by a convenient additional WC, catering to the needs of busy households.

One of the standout features of this property is the south-facing rear garden, which promises plenty of sunlight throughout the day, creating a delightful outdoor space for gardening, play, or simply unwinding in the fresh air. The hill slope location adds to the charm, offering lovely views and a sense of tranquillity.

Parking is a breeze with space for up to three vehicles, including a garage, ensuring that you and your guests will never be short of parking options. This property is not just a house; it is a home that offers comfort, convenience, and a welcoming atmosphere.

In summary, this semi-detached house on Cranborne Road is a fantastic opportunity for anyone looking to settle in Portsmouth. With its modern finishes, spacious layout, and excellent outdoor space, it is sure to attract interest. Do not miss the chance to make this delightful property your own.

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

PROPERTY INFORMATION

PORCH
6'3" x 3'2" (1.93 x 0.97)

ENTRANCE HALL
5'10" x 16'4" (1.80 x 4.98)

WC

KITCHEN
6'10" x 7'4" (2.10 x 2.24)

DINING ROOM
9'10" x 8'2" (3.00 x 2.51)

LOUNGE
16'0" x 12'8" (4.90 x 3.87)

BEDROOM ONE
9'6" x 15'10" (2.91 x 4.85)

BEDROOM TWO
8'4" x 12'7" (2.56 x 3.84)

BEDROOM THREE
7'4" x 9'8" (2.26 x 2.97)

BATHROOM
5'10" x 6'0" (1.80 x 1.85)

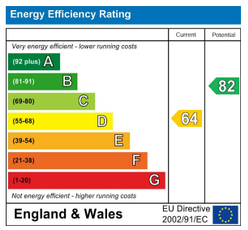
GARAGE
8'5" x 17'1" (2.59 x 5.21)

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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