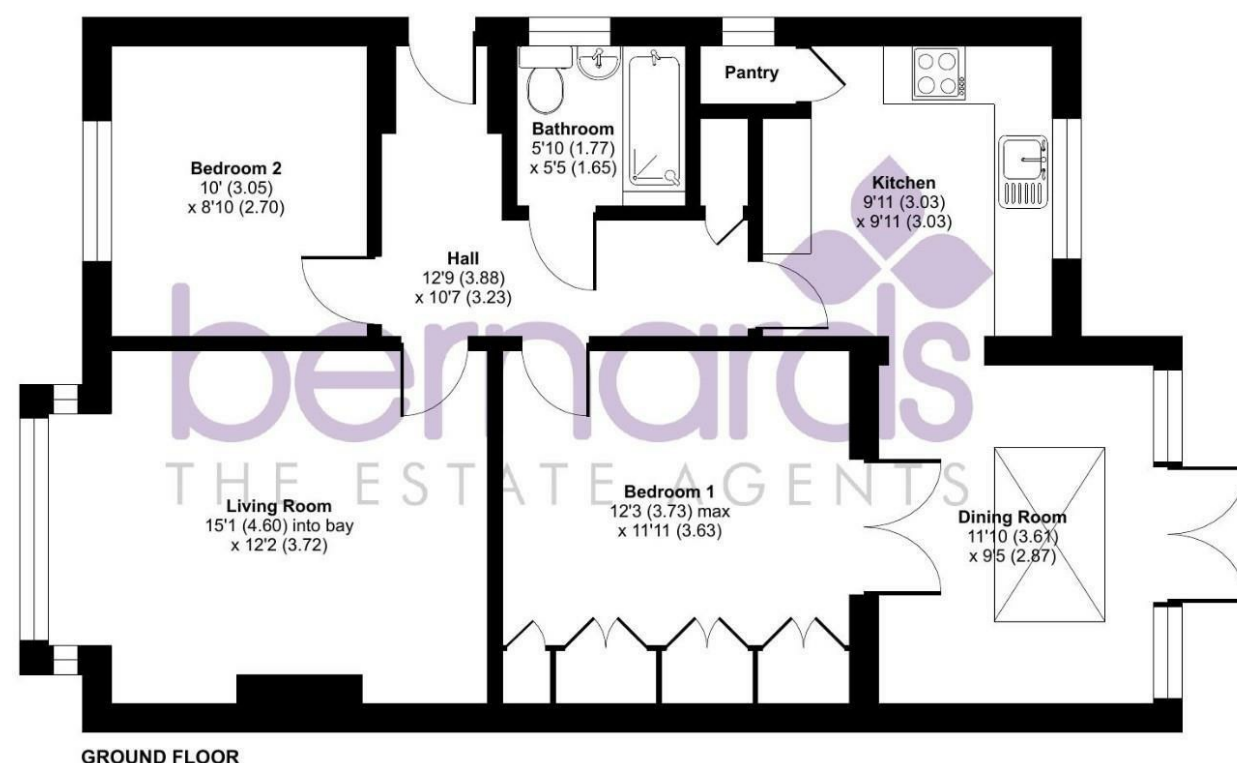




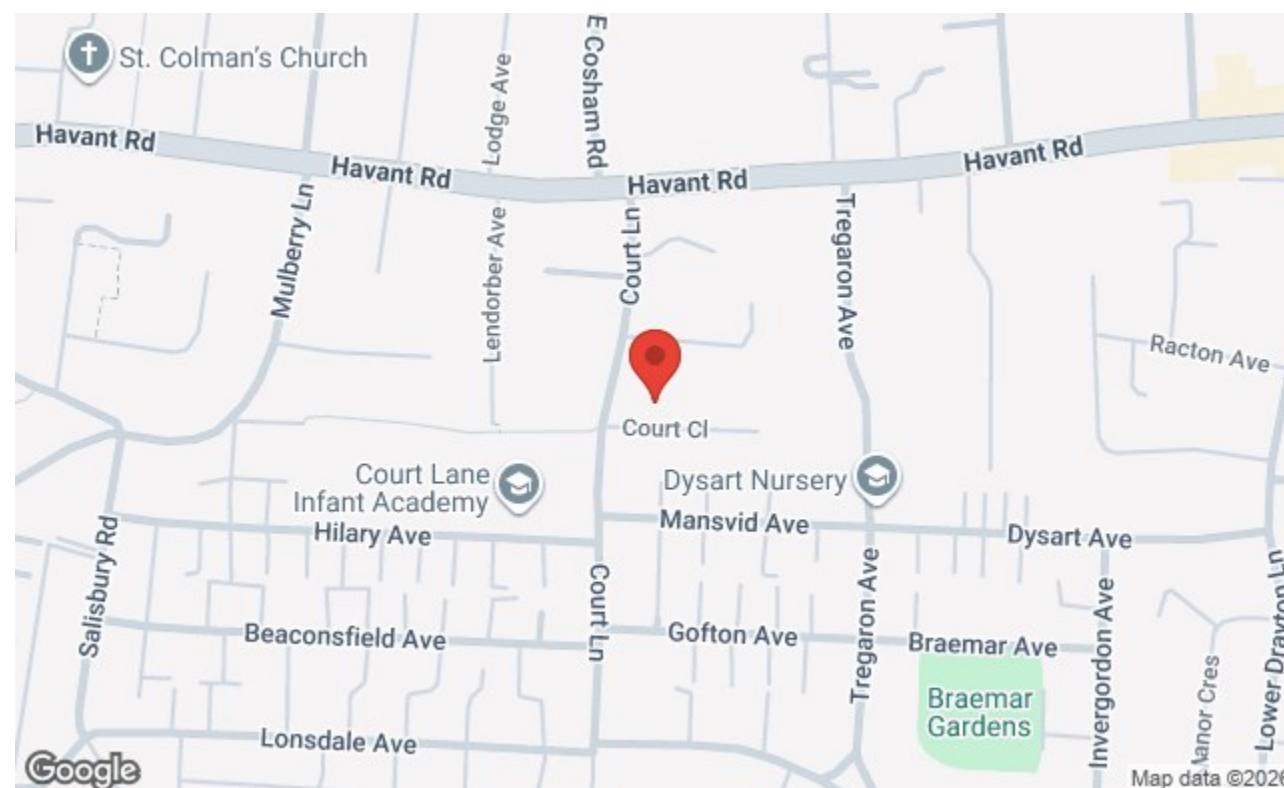
Court Close, Drayton, Portsmouth, PO6

Approximate Area = 795 sq ft / 73.8 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1508451



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



Asking Price £425,000

Court Close, Drayton PO6 2LU

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HIGHLIGHTS

- SEMI-DETACHED BUNGALOW
- TWO DOUBLE BEDROOMS
- MAIN BEDROOM WITH FITTED WARDROBES
- MODERN KITCHEN
- GARAGE WITH DRIVE
- OFF ROAD PARKING
- DINING ROOM WITH LANTERN
- SOUGHT AFTER COURT CLOSE
- EAST FACING REAR GARDEN
- CUL-DE-SAC

Nestled in the tranquil cul-de-sac of Court Close, Drayton, this charming semi-detached bungalow offers a delightful blend of comfort and modern living. Spanning an impressive 795 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retirement.

Upon entering, you are welcomed into a good-sized lounge that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The modern fitted kitchen is a highlight, seamlessly connecting to the dining room, which boasts a stunning roof lantern that floods the space with natural light, creating a bright and airy environment for family meals or gatherings.

The main bedroom is thoughtfully designed with fitted wardrobes, providing ample storage while maintaining a tidy appearance. The second

bedroom is equally generous in size, offering versatility for use as a guest room, home office, or hobby space.

Outside, the property benefits from off-road parking for up to four vehicles, ensuring convenience for residents and visitors alike. The east-facing rear garden is a lovely outdoor space, ideal for enjoying morning sunshine and al fresco dining.

This bungalow is not only a comfortable home but also a practical choice, with a garage and ample parking. Its location in a quiet cul-de-sac enhances the appeal, providing a peaceful retreat while still being within easy reach of local amenities. This property is a wonderful opportunity for those looking to embrace a relaxed lifestyle in a desirable area.

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



PROPERTY INFORMATION

HALLWAY
12'8" x 10'5" (3.88 x 3.2)

LOUNGE / LIVING ROOM
15'1" x 12'2" (4.60 x 3.72)

BEDROOM ONE
12'2" x 11'10" (3.73 x 3.63)

BEDROOM TWO
10'0" x 8'10" (3.05 x 2.70)

KITCHEN

BATHROOM
5'9" x 5'4" (1.77 x 1.65)

DINING ROOM
11'10" x 9'4" (3.61 x 2.87)

GARAGE

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.

FREE/LEASE
Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	64	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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