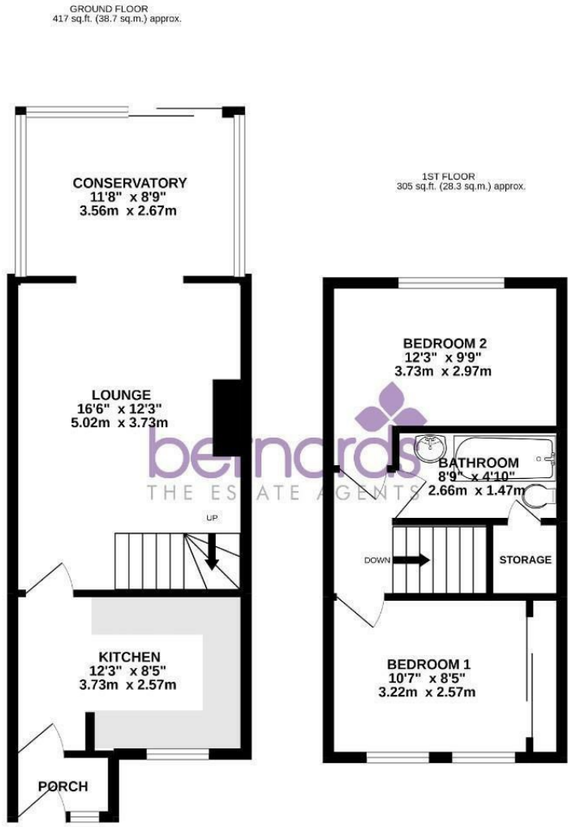
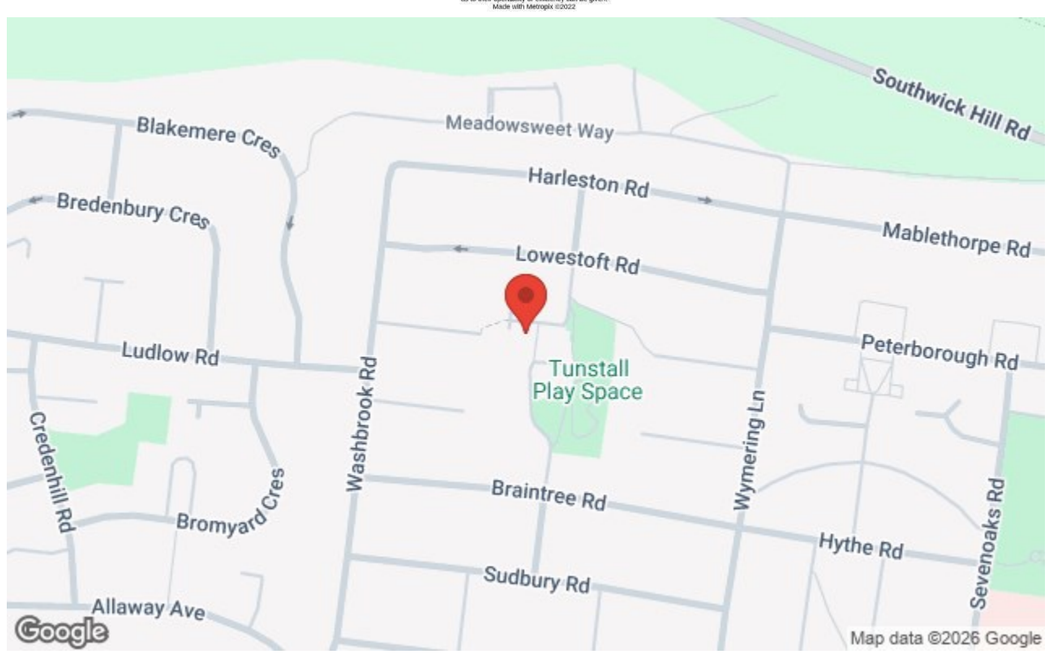



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

# Asking Price £240,000

Walsingham Close, Portsmouth PO6 3RW

bernards THE ESTATE AGENTS



2 1 2

## HIGHLIGHTS

- TWO DOUBLE BEDROOMS
- NO FORWARD CHAIN
- SOUTH FACING REAR GARDEN
- 16FT LOUNGE
- CONSERVATORY
- MODERN KITCHEN
- CLOSE TO QA HOSPITAL
- GREAT STARTER HOME
- ALLOCATED PARKING
- MID-TERRACE

Nestled in the charming Walsingham Close, Portsmouth, this delightful mid-terrace house offers a perfect blend of comfort and modern living. Spanning an inviting 722 square feet, the property features two spacious double bedrooms, making it an ideal choice for couples, small families, or those seeking a guest room.

Upon entering, you are welcomed by two well-proportioned reception rooms that provide ample space for relaxation and entertaining. The modern fitted kitchen is a highlight, equipped with contemporary appliances and stylish finishes, ensuring that cooking is a pleasure. The family bathroom is thoughtfully designed, catering to all your needs.

One of the standout features of this home is the lovely conservatory, which invites natural light and offers a serene space to unwind or enjoy your morning coffee. The south-facing garden is a true gem, providing a sun-drenched outdoor area perfect for gardening, barbecues, or simply soaking up the sun.

Additionally, the property benefits from allocated parking for one vehicle, a valuable asset in this desirable location. The house is presented in good decorative order, allowing you to move in with ease and make it your own.

With its convenient location in Portsmouth, this property is well-placed for local amenities, schools, and transport links, making it an excellent choice for those looking to settle in a vibrant community. This charming home is not to be missed, offering a wonderful opportunity for comfortable living in a sought-after area.

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

# PROPERTY INFORMATION

## PORCH

## KITCHEN
12'2" x 8'5" (3.73 x 2.57)

## LOUNGE
16'5" x 12'2" (5.02 x 3.73)

## CONSERVATORY
11'8" x 8'9" (3.56 x 2.67)

## BATHROOM
8'8" x 4'9" (2.66 x 1.47)

## BEDROOM ONE
10'6" x 8'5" (3.22 x 2.57)

## BEDROOM TWO
12'2" x 9'8" (3.73 x 2.97)

## 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





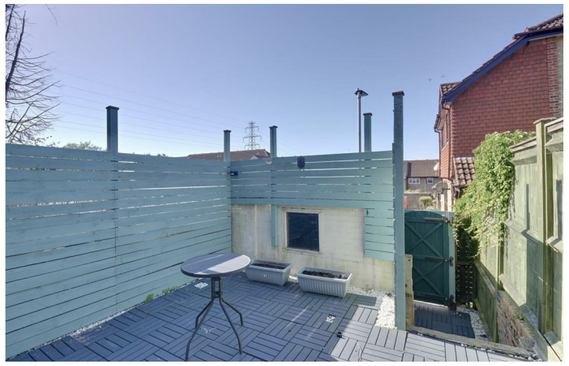




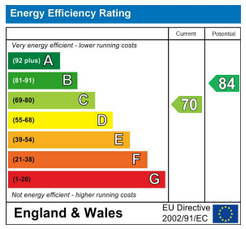













Scan here to see all our properties for sale and rent

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