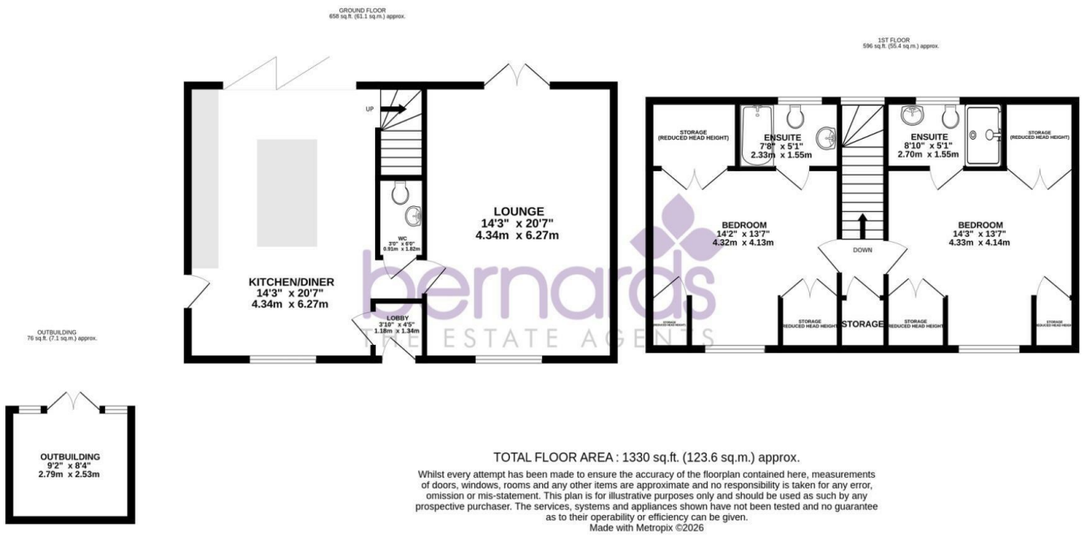
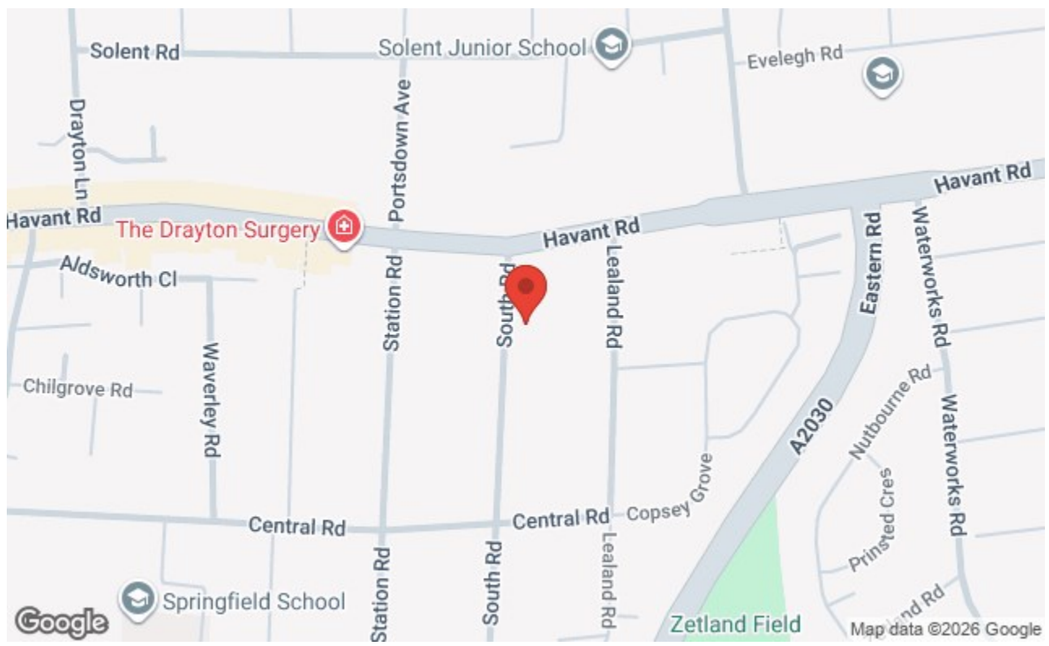



TOTAL FLOOR AREA : 1330 sq.ft. (123.6 sq.m.) approx.

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 £450,000

South Road, Portsmouth PO6 1QB

bernards THE ESTATE AGENTS



2 2 1

## HIGHLIGHTS

- NO OWNARD CHAIN
- TWO DOUBLE BEDROOMS
- DETACHED
- LOUNGE
- KITCHEN/DINER
- DOWNSTAIRS W.C
- TWO EN-SUITES
- OUTBUILDING
- OFF ROAD PARKING
- CENTRAL DRAYTON

Nestled on South Road in the charming area of Drayton, Portsmouth, this delightful two-bedroom detached chalet bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,330 square feet, this property is ideal for those seeking a spacious and well-appointed home.

Upon entering, you are welcomed into a separate bright and airy lounge with an additonal open-plan kitchen and dining area, creating an inviting space for both relaxation and entertaining. The layout is thoughtfully designed, ensuring that every corner of the home is utilised effectively.

This bungalow boasts two generously sized bedrooms, each with its own ensuite bathroom, providing a private sanctuary for residents and guests alike. Additionally, there is a convenient downstairs w.c., enhancing the practicality of the living space.

For those with vehicles, the property offers off-road parking for two vehicles, ensuring ease of access and security. The absence of an onward chain means that you can move in without delay, making this an attractive option for buyers looking to settle in quickly.

With its desirable location and well-designed layout, this bungalow is a rare find in the market. Whether you are a first-time buyer, a downsizer, or seeking a peaceful retreat, this property is sure to meet your needs. Do not miss the opportunity to make this charming bungalow your new home.

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

# PROPERTY INFORMATION

**LOBBY**
3'10" x 4'4" (1.18 x 1.34)

**W.C.**
2'11" x 5'11" (0.91 x 1.82)

**LOUNGE**
14'2" x 20'6" (4.34 x 6.27)

**KITCHEN/DINER**
14'2" x 20'6" (4.34 x 6.27)

**LANDING**

**BEDROOM 1**
14'2" x 13'6" (4.33 x 4.14)

**EN-SUITE**
8'10" x 5'1" (2.70 x 1.55)

**BEDROOM 2**
14'2" x 13'6" (4.32 x 4.13)

**EN-SUITE**
7'7" x 5'1" (2.33 x 1.55)

**OUTBUILDING**
9'1" x 8'3" (2.79 x 2.53)

**GARDEN**

**OFF ROAD PARKING**

## 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.









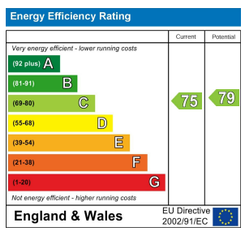













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