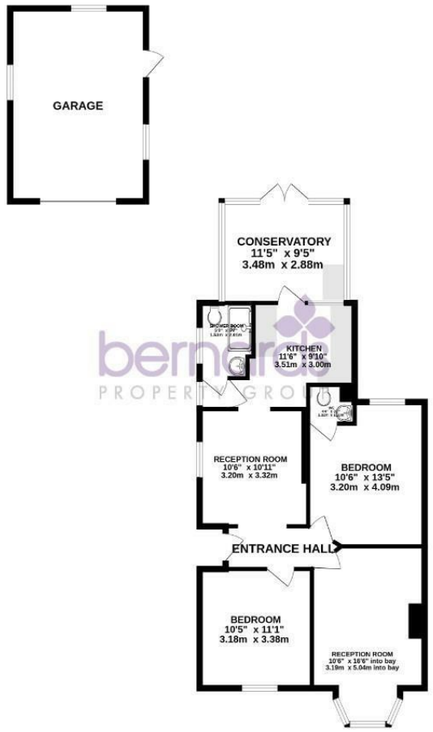
GROUND FLOOR
1026 sq.ft. (95.3 sq.m.) approx.



TOTAL FLOOR AREA : 1026 sq.ft. (95.3 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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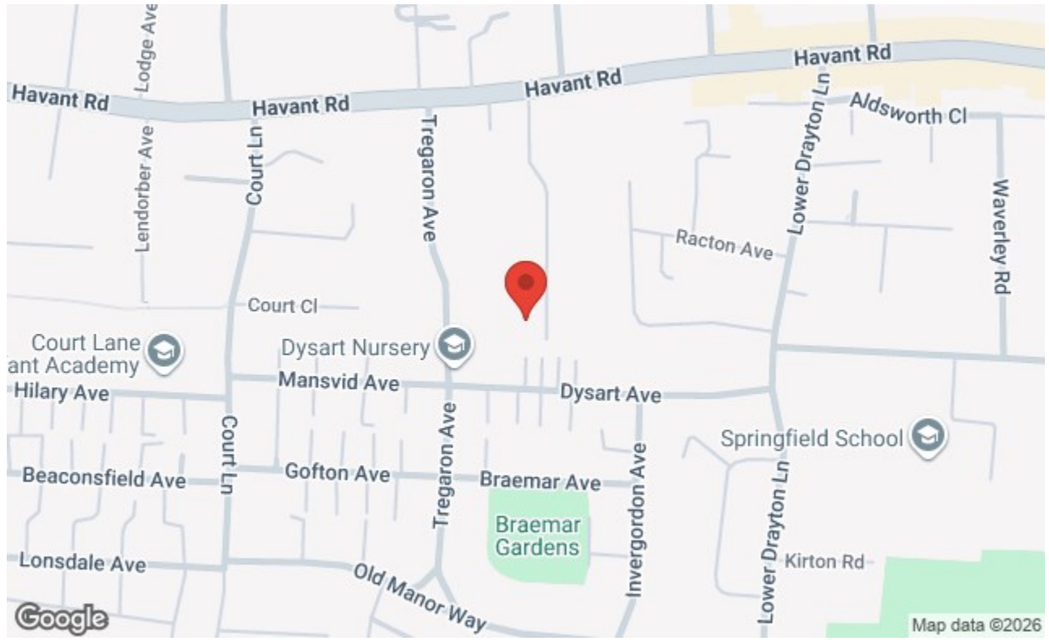


The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Asking Price £450,000

Carshalton Avenue, Portsmouth PO6 2JT

bernards
THE ESTATE AGENTS

2 1 3

HIGHLIGHTS

- NO FORWARD CHAIN
- TWO DOUBLE BEDROOMS
- SEMI-DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- WET ROOM
- RESIN DRIVE
- GARAGE
- WEST FACING REAR GARDEN
- SOUGHT AFTER CUL-DE-SAC LOCATION
- FITTED KITCHEN

Nestled in one of the desirable Welsh Avenues, this charming semi-detached bungalow on Carshalton Avenue offers a perfect blend of comfort and convenience. Spanning an impressive 1,026 square feet, this delightful property features two spacious double bedrooms, making it an ideal home for couples or small families.

As you enter, you are welcomed by a bright and airy lounge, complete with a lovely bay window that allows natural light to flood the room. The bungalow boasts three reception rooms, providing ample space for relaxation and entertainment. The fitted kitchen is both functional and stylish, catering to all your culinary needs. Adjacent to the kitchen, the conservatory offers a serene space to enjoy the views of the west-facing rear garden, perfect for unwinding after a long day.

The property also includes a modern wet room, ensuring convenience and accessibility. Outside, the resin drive provides parking for up to three vehicles, a rare find in such a sought-after location. The cul-de-sac setting enhances the appeal, offering a peaceful environment while still being close to local amenities.

With no forward chain, this bungalow presents a fantastic opportunity for those looking to move in without delay. Whether you are a first-time buyer or seeking a tranquil retreat, this property is sure to impress. Don't miss your chance to make this lovely bungalow your new home.

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

PROPERTY INFORMATION

LOUNGE
10'5" x 16'6" (3.19 x 5.04)

DINING ROOM
10'5" x 10'10" (3.20 x 3.32)

CONSERVATORY
11'5" x 9'5" (3.48 x 2.88)

KITCHEN
11'6" x 9'10" (3.51 x 3)

BEDROOM ONE
10'5" x 13'5" (3.2 x 4.09)

BEDROOM TWO
10'5" x 11'1" (3.18 x 3.38)

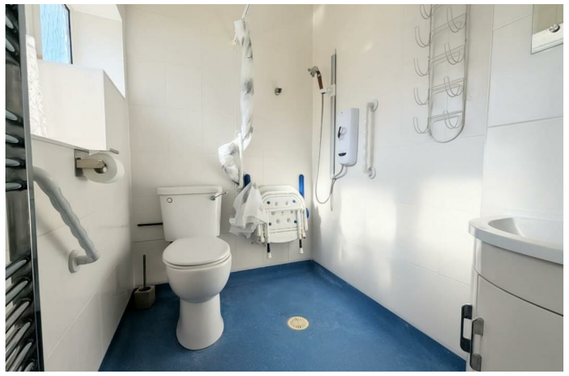
GARAGE

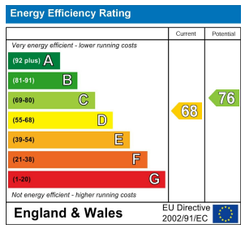
ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy 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.

COUNCIL TAX
BAND D





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