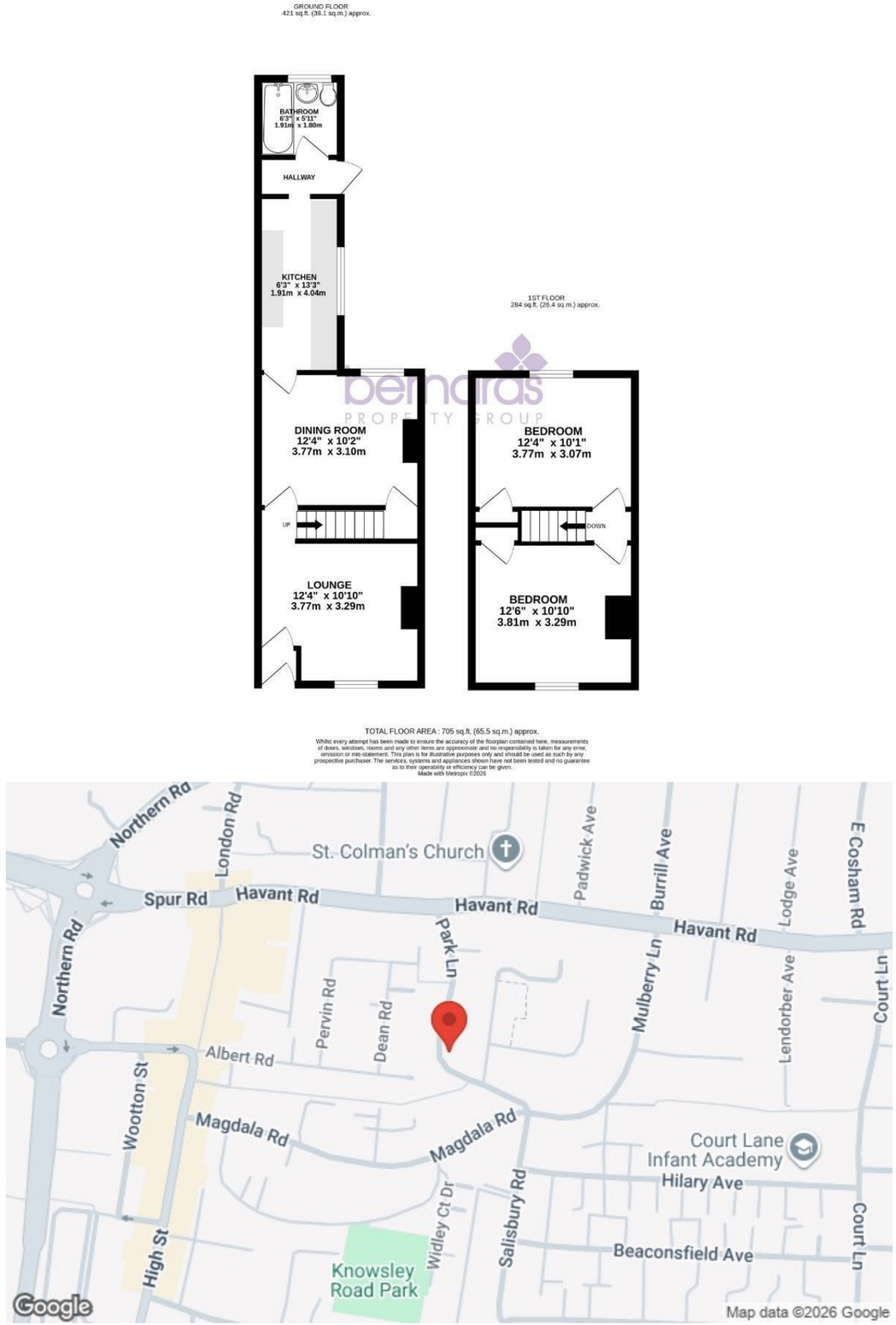


FOR SALE

Offers In Excess Of £250,000

Park Lane, Cosham PO6 2QS

bernards
THE ESTATE AGENTS



2 1 2

HIGHLIGHTS

- TWO BEDROOM TERRACE HOUSE
- LOUNGE
- DINING ROOM
- FITTED KITCHEN
- MODERN BATHROOM
- EAST FACING REAR GARDEN
- FITTED WARDROBE
- CLOSE TO HOSPITAL
- SOUGHT AFTER PARK LANE
- EPC - C

Nestled in East Cosham, this charming two-bedroom terraced house at 43 Park Lane offers a delightful blend of comfort and convenience. Spanning 705 square feet, the property features a well-designed layout that is perfect for modern living.

Upon entering, you are greeted by a separate lounge that provides a cosy space for relaxation. Adjacent to this, the separate dining room is ideal for entertaining guests or enjoying family meals. The fitted galley kitchen is both practical and stylish, making meal preparation a pleasure.

The property boasts two inviting bedrooms, providing ample space for rest and storage. The modern bathroom is thoughtfully designed, ensuring a refreshing experience.

One of the standout features of this home is the east-facing rear garden, which offers a lovely outdoor space to enjoy the morning sun. The location is particularly advantageous, being in close proximity to the local hospital, making it ideal for those who value accessibility to essential services.

With an Energy Performance Certificate rating of C, this property is not only comfortable but also energy-efficient. This terraced house presents an excellent opportunity for first-time buyers or those looking to downsize in a vibrant community. Don't miss the chance to make this delightful home your own.

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

Call today to arrange a viewing
02392 728 091
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PROPERTY INFORMATION

LOUNGE
12'4" x 10'9" (3.77 x 3.29)

DINING ROOM
12'4" x 10'2" (3.77 x 3.10)

KITCHEN
6'3" x 13'3" (1.91 x 4.04)

BATHROOM

BEDROOM
12'5" x 10'9" (3.81 x 3.29)

BEDROOM
12'4" x 10'0" (3.77 x 3.07)

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









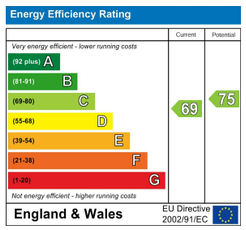












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