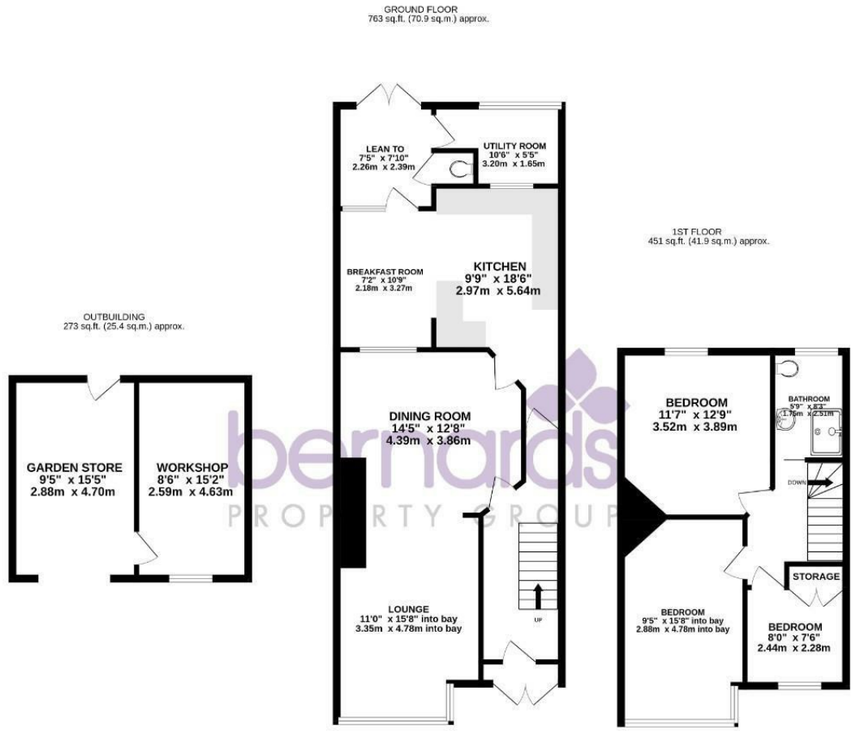
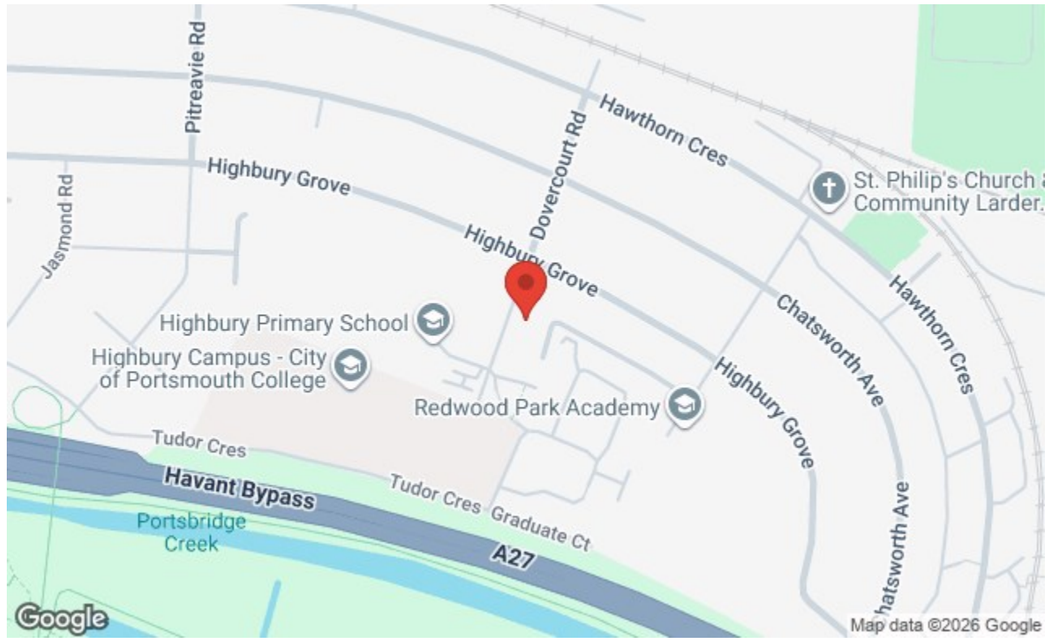



TOTAL FLOOR AREA : 1488 sq.ft. (138.2 sq.m.) approx.

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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t: 02392 728 091

FOR SALE

# Offers Over £325,000

Dovercourt Road, Cosham PO6 2RZ

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3 1 3

## HIGHLIGHTS

- NO FORWARD CHAIN
- THREE BEDROOMS
- OFF ROAD PARKING
- EPC - GRADE C
- THREE RECEPTION ROOMS
- EAST FACING REAR GARDEN
- SOUGHT AFTER HIGHBURY ESTATE
- FITTED KITCHEN
- DOWNSTAIRS WC
- UTILITY ROOM

Situated in the sought-after Highbury location of Portsmouth, this charming mid-terrace house on Dovercourt Road offers a delightful blend of space and comfort. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra room for guests or a home office.

The house boasts three inviting reception rooms, providing ample space for relaxation and entertainment. Whether you prefer a cosy evening in or hosting gatherings with friends and family, these versatile areas cater to all your needs. The extended layout enhances the living space, ensuring that you have room to breathe and enjoy your home.

The property features a well-appointed bathroom, designed for both functionality and comfort. Additionally, the presence of an outbuilding offers further potential, whether for storage, a workshop, or even a creative space.

One of the standout features of this home is the off-road parking, accommodating up to three vehicles. This is a rare find in the area, providing convenience and peace of mind for you and your guests.

With no forward chain, this property is ready for you to move in and make it your own. The combination of its prime location, generous living space, and practical amenities makes this house a fantastic opportunity for anyone looking to settle in Portsmouth. Don't miss your chance to view this lovely home and experience all it has to offer.

Call today to arrange a viewing
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# PROPERTY INFORMATION

**LOUNGE**
10'11" x 15'8" (3.35 x 4.78)

**DINING ROOM**
14'4" x 12'7" (4.39 x 3.86)

**KITCHEN**
9'8" x 18'6" (2.97 x 5.64)

**BREAKFAST ROOM**
7'1" x 10'8" (2.18 x 3.27)

**LEAN TO**

**WC**

**UTILITY ROOM**

**BEDROOM ONE**
9'5" x 15'8" (2.88 x 4.78)

**BEDROOM TWO**
11'6" x 12'9" (3.52 x 3.89)

**BEDROOM THREE**
8'0" x 9'5" (2.44 x 2.88)

**BATHROOM**

**GARDEN STORE**
9'5" x 15'5" (2.88 x 4.70)

**WORKSHOP**
8'5" x 15'2" (2.59 x 4.63)

**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









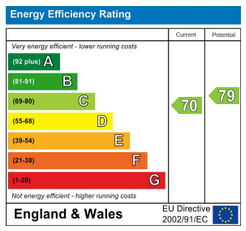













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