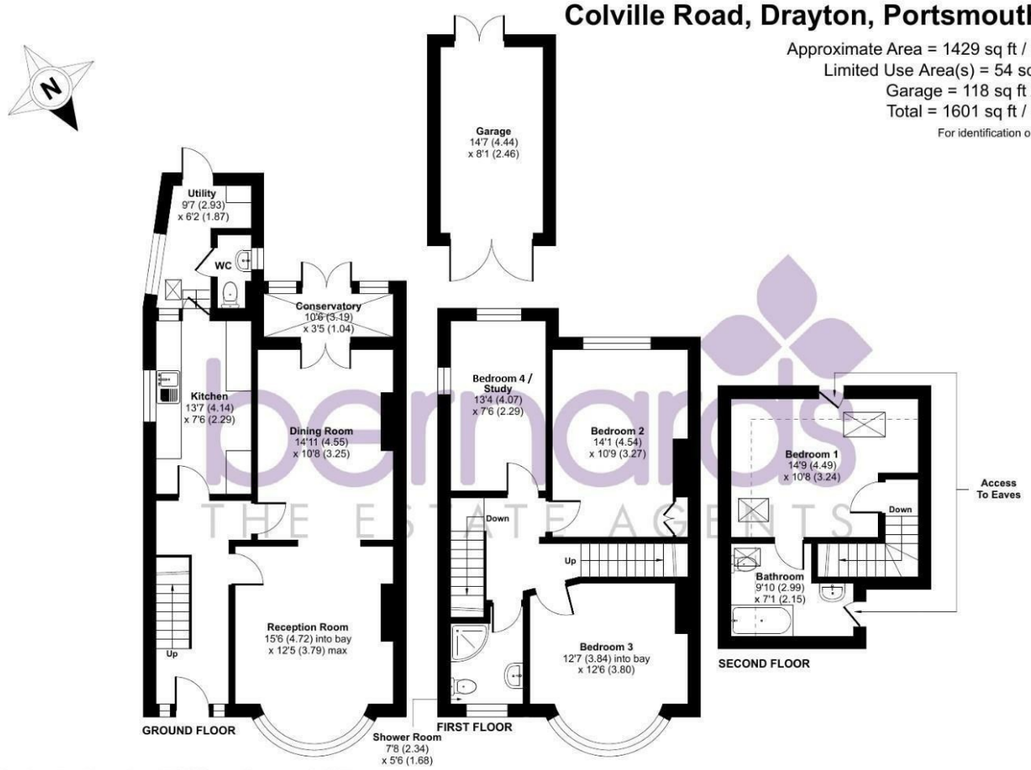
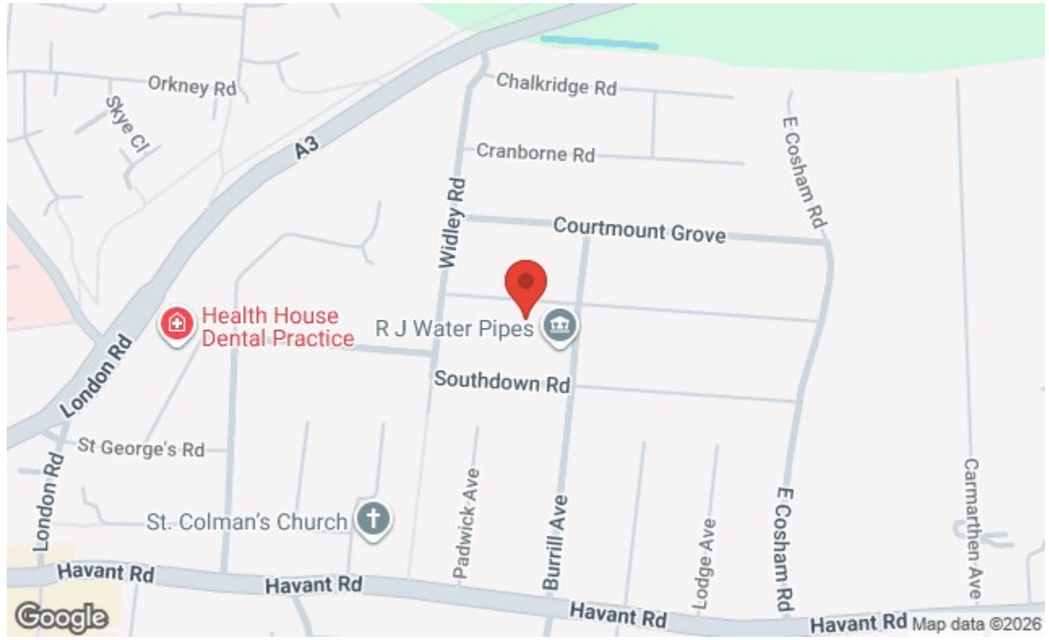
Colville Road, Drayton, Portsmouth, PO6

Approximate Area = 1429 sq ft / 132.7 sq m
Limited Use Area(s) = 54 sq ft / 5 sq m
Garage = 118 sq ft / 10.9 sq m
Total = 1601 sq ft / 148.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1387578



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

FOR SALE

Asking Price £485,000

Colville Road, Portsmouth PO6 2DX

bernards THE ESTATE AGENTS

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HIGHLIGHTS

- FOUR DOUBLE BEDROOMS
- SEMI DETACHED
- THREE RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- GARAGE
- TWO BATHROOMS & WC
- GALLEY STYLE KITCHEN
- PERIOD FEATURES
- BEAUTIFULLY PRESENTED
- SOUGHT AFTER HILL SLOPE LOCATION

Nestled in the desirable Hill Slopes area of Drayton, Portsmouth, this charming house on Colville Road offers a perfect blend of period features and modern living. Spanning an impressive 1,601 square feet, the property boasts four generously sized double bedrooms, making it an ideal family home.

Upon entering, you are greeted by three inviting reception rooms, each providing ample space for relaxation and entertaining. The galley-style kitchen is both functional and stylish, catering to all your culinary needs. The property also includes a utility room, adding to the convenience of daily life.

The two well-appointed bathrooms, along with an additional WC, ensure that there is no shortage of facilities for family and guests alike. A delightful wood burner in one of the reception rooms adds a touch of warmth and character, perfect for cosy evenings in.

Outside, the garden offers a tranquil retreat, ideal for outdoor activities or simply enjoying the fresh air.

With its period-style interior and spacious layout, this home is not only practical but also exudes charm and character. The EPC rating of D indicates a reasonable level of energy efficiency, making it a sensible choice for modern living. This property is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this delightful house your new home.

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

PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
15'5" x 12'5" into bay (4.72 x 3.79 into bay)

DINING ROOM
14'11" x 10'7" (4.55 x 3.25)

KITCHEN
13'6" x 7'6" (4.14 x 2.29)

CONSERVATORY
10'5" x 3'3" (3.19 x 1.01)

WC

UTILITY ROOM
9'7" x 5'5" (2.93 x 1.67)

BEDROOM TWO
14'10" x 10'8" (4.54 x 3.27)

BEDROOM THREE
12'7" x 12'5" (3.84 x 3.80)

BEDROOM FOUR
13'4" x 7'6" (4.07 x 2.29)

SHOWER ROOM

BEDROOM ONE
14'8" x 10'7" (4.49 x 3.24)

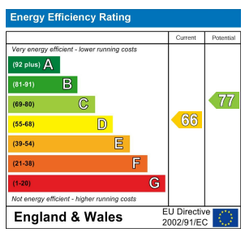
BATHROOM
9'9" x 7'0" (2.99 x 2.15)

GARAGE
14'6" x 8'0" (4.44 x 2.46)

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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