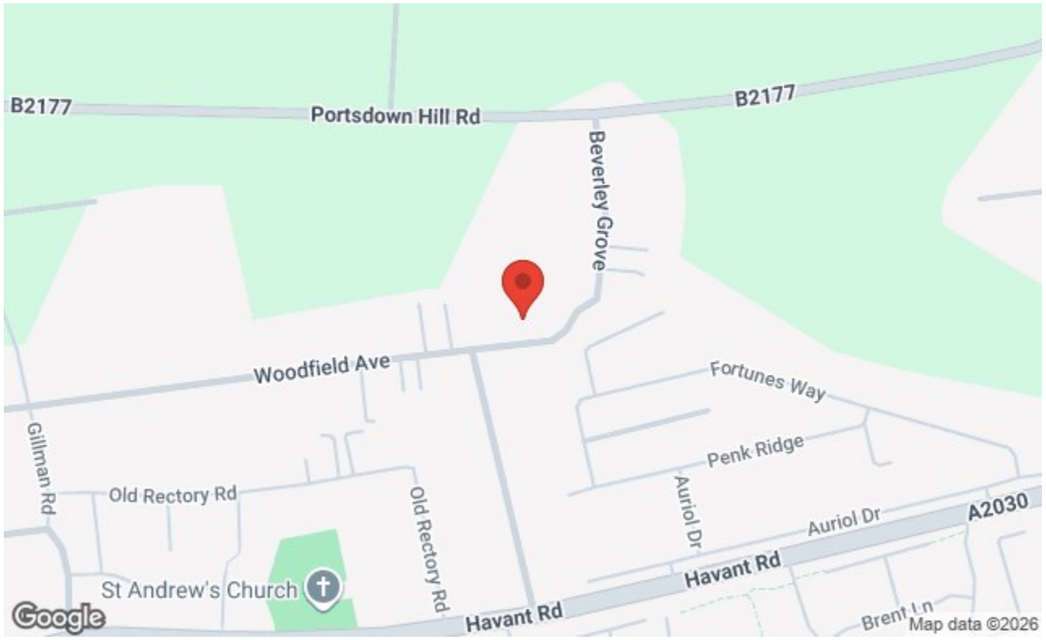


Total floor area: 154.7 sq.m. (1,665 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

bernards PROPERTY GROUP



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

FOR SALE

Offers In Excess Of £500,000

Woodfield Avenue, Portsmouth PO6 1AW

bernards THE ESTATE AGENTS



4 1 2

HIGHLIGHTS

- FOUR BEDROOM SEMI-DETACHED HOME
- GARAGE AND DRIVE
- REAR GARDEN BACKING ON TO RESERVOIR
- 17FT LIVING ROOM
- FITTED KITCHEN
- DINING ROOM
- VIEWS ACROSS THE SOLENT
- SOLAR PANELS
- GREAT EPC RATING - B
- GOOD SCHOOL CATCHMENTS

Nestled on the desirable Woodfield Avenue in Portsmouth, this charming semi-detached house offers a perfect blend of comfort and modern living. Spanning an impressive 1,665 square feet, the property boasts four spacious bedrooms, making it an ideal family home. The two reception rooms provide ample space for relaxation and entertaining, with a particularly inviting 17-foot living room that is perfect for family gatherings.

The fitted kitchen is well-equipped, ensuring that meal preparation is both convenient and enjoyable. The property features a well-maintained bathroom and benefits from an EPC rating of B, highlighting its energy efficiency. The addition of solar panels further enhances its eco-friendly credentials, making it a wise choice for environmentally conscious buyers.

Outside, the property offers parking for up to three vehicles, along with a drive and garage for added convenience. The good-sized rear garden is a delightful space for outdoor activities, gardening, or simply enjoying the stunning views over the Solent. This home is also situated within the catchment areas for Solent and Springfield Schools, making it an excellent choice for families with children.

With its combination of space, modern amenities, and picturesque views, this semi-detached house on Woodfield Avenue is a rare find in Portsmouth. It presents a wonderful opportunity for those seeking a comfortable and stylish home in a sought-after location.

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

PROPERTY INFORMATION

HALLWAY

WC

LIVING ROOM
17'9" x 17'8" (5.42 x 5.40)

KITCHEN
12'0" x 11'1" (3.68 x 3.38)

DINING ROOM
13'10" x 11'1" (4.22 x 3.39)

BEDROOM TWO
13'3" x 10'7" (4.04 x 3.25)

BEDROOM THREE
11'7" x 8'8" (3.55 x 2.66)

BEDROOM FOUR
11'7" x 8'8" (3.55 x 2.66)

BATHROOM
8'7" x 5'7" (2.63 x 1.71)

BEDROOM ONE
19'2" x 11'9" (5.85 x 3.59)

GARAGE
16'11" x 8'4" (5.17 x 2.55)

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.

FREE/LEASE
Freehold

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.









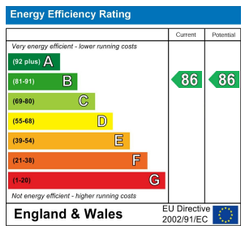












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