GROUND FLOOR
456 sq.ft. (42.3 sq.m.) approx.

1ST FLOOR
456 sq.ft. (42.3 sq.m.) approx.

bernards PROPERTY GROUP

TOTAL FLOOR AREA : 911 sq.ft. (84.7 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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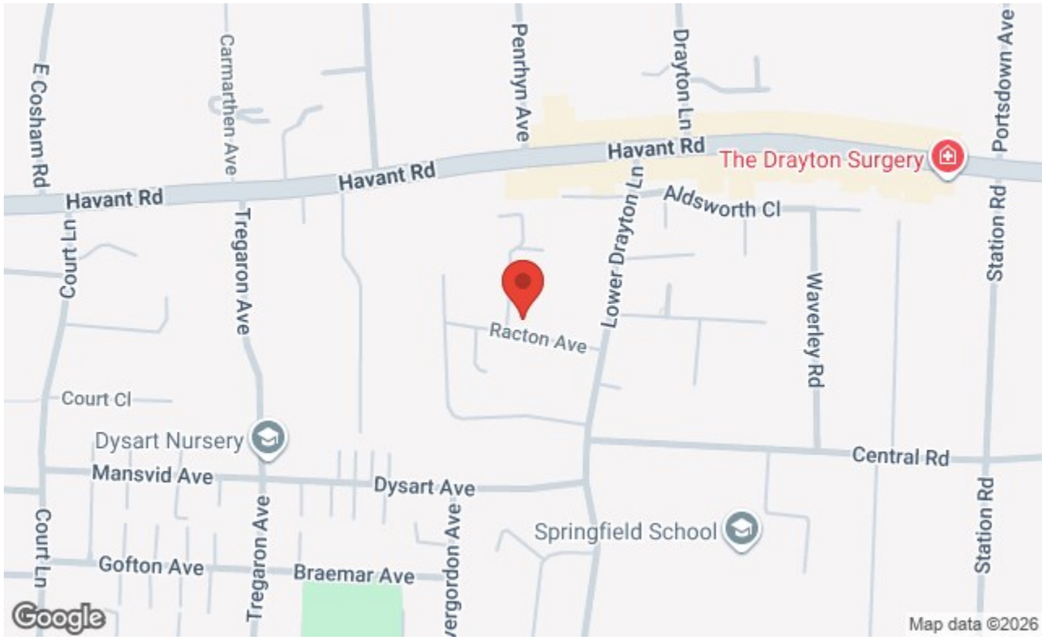


The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Offers In Excess Of £300,000

Racton Avenue, Portsmouth PO6 2HH

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- NO FORWARD CHAIN
- GARAGE
- THREE BEDROOM END OF TERRACE
- GREAT FOR FIRST TIME BUYERS
- OPEN PLAN LOUNGE DINER
- WEST FACING REAR GARDEN
- POTENTIAL TO IMPROVE
- GOOD SCHOOL CATCHMENT
- EPC - GRADE D
- SOUGHT AFTER LOCATION

Situated in the sought-after Drayton area of Portsmouth, this charming three-bedroom house on Racton Avenue offers a wonderful opportunity for families and first-time buyers alike. Spanning an impressive 911 square feet.

As you enter, you will be greeted by an inviting open-plan lounge diner, perfect for family gatherings or hosting friends. The fitted kitchen is both functional and ready for your personal touch, allowing you to create a culinary haven that suits your style. The three well-proportioned bedrooms offer comfortable living spaces, ideal for rest and rejuvenation.

The property features a bathroom with separate toilet and benefits from a garage, providing convenient storage or potential for further development. The west-facing rear garden is a delightful outdoor space, perfect for enjoying the afternoon sun and creating your own garden oasis.

With no forward chain, this home is ready for you to move in and make it your own. The potential to add your personal stamp makes this property even more appealing. Additionally, the location is highly desirable, with local amenities, schools, and parks within easy reach.

This house on Racton Avenue is not just a property; it is a place where memories can be made. Don't miss the chance to view this lovely home and envision the possibilities it holds for you and your family.

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

PROPERTY INFORMATION

PORCH
6'3" x 4'5" (1.93 x 1.37)

LOUNGE / DINER
10'5" x 27'1" (3.20 x 8.28)

KITCHEN
8'0" x 11'1" (2.44 x 3.40)

BEDROOM ONE
10'9" x 12'11" (3.28 x 3.96)

BEDROOM TWO
10'7" x 11'8" (3.25 x 3.58)

BEDROOM THREE
6'9" x 8'5" (2.06 x 2.58)

BATHROOM

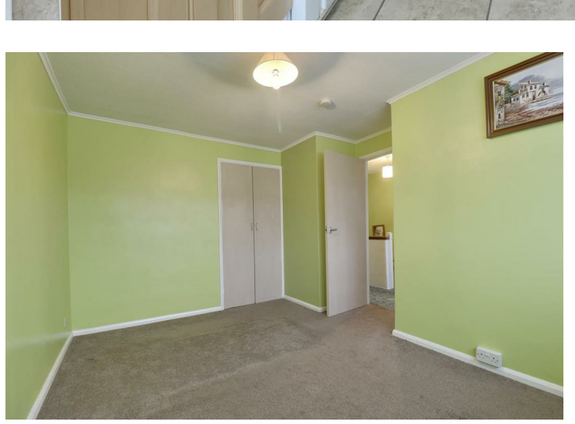
GARAGE

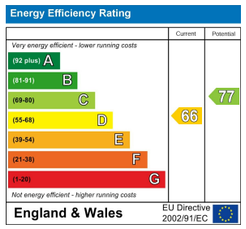
ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy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





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