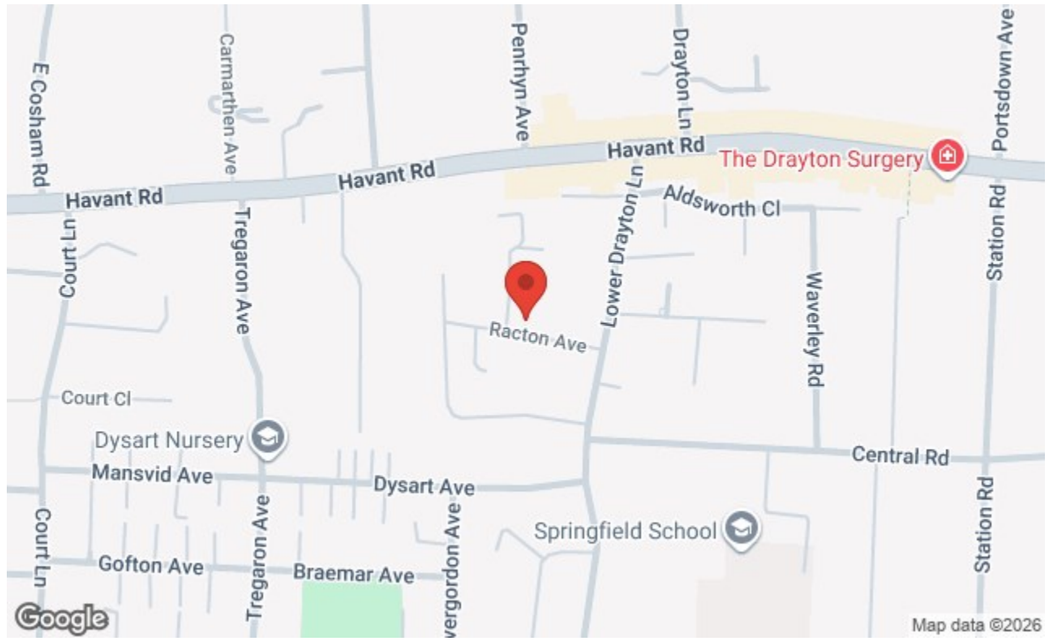
# Racton Avenue, Portsmouth, PO6

Approximate Area = 958 sq ft / 89 sq m
Garage = 144 sq ft / 13.3 sq m
Total = 1102 sq ft / 102.3 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 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1512449




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

FOR SALE

## Asking Price £320,000

Racton Avenue, Portsmouth PO6 2HH

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## HIGHLIGHTS

- THREE BEDROOMS
- 27FT OPEN PLAN LOUNGE / DINER
- FITTED KITCHEN
- GARAGE
- MODERN FAMILY BATHROOM
- SOUGHT AFTER DRAYTON LOCATION
- GOOD SCHOOL CATCHMENT
- WEST FACING REAR GARDEN
- CIRCA 950 SQFT
- WELL PRESENTED THROUGHOUT

Nestled in the desirable area of Racton Avenue, Portsmouth, this charming three-bedroom house offers a perfect blend of comfort and modern living. Spanning an impressive 958 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. The heart of the home is a fitted kitchen that seamlessly connects to a spacious 27ft open plan lounge and diner, creating a warm and welcoming atmosphere for family gatherings.

The property boasts a contemporary family bathroom, ensuring convenience for all residents. Each of the three bedrooms is well-proportioned, providing ample space for rest and personalisation. Additionally, the house benefits from a garage and parking for one vehicle, adding to the practicality of this lovely home.

Step outside to discover a west-facing rear garden, perfect for enjoying the afternoon sun and hosting summer barbecues. The location is particularly appealing for families, as it is situated within good school catchments, making it an excellent choice for those with children.

This delightful house on Racton Avenue is not just a property; it is a place where memories can be made. With its modern amenities and family-friendly features, it presents a wonderful opportunity for anyone looking to settle in Portsmouth.

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

# PROPERTY INFORMATION

## ENTRANCE HALL

## KITCHEN
11'1" x 7'8" (3.40 x 2.34)

## LOUNGE / DINER
27'5" x 10'4" (8.37 x 3.15)

## BEDROOM ONE
13'3" x 10'7" (4.04 x 3.23)

## BEDROOM TWO
11'8" x 10'5" (3.58 x 3.20)

## BEDROOM THREE
8'8" x 6'8" (2.65 x 2.05)

## BATHROOM
8'0" x 6'3" (2.44 x 1.92)

## GARAGE
17'5" x 8'2" (5.33 x 2.51)

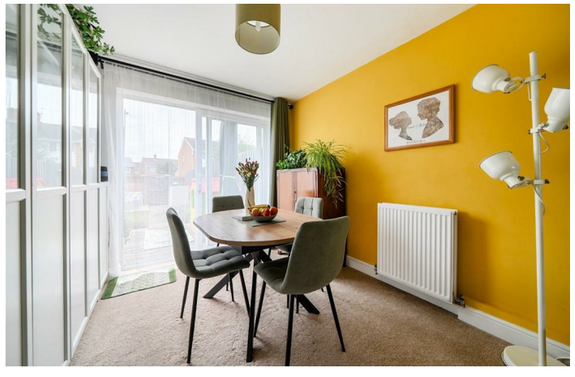
## ANTI MONEY LAUNDERING
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy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



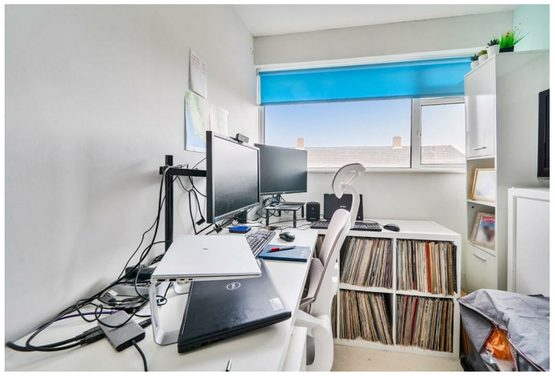






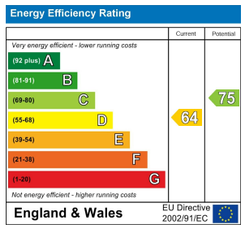













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