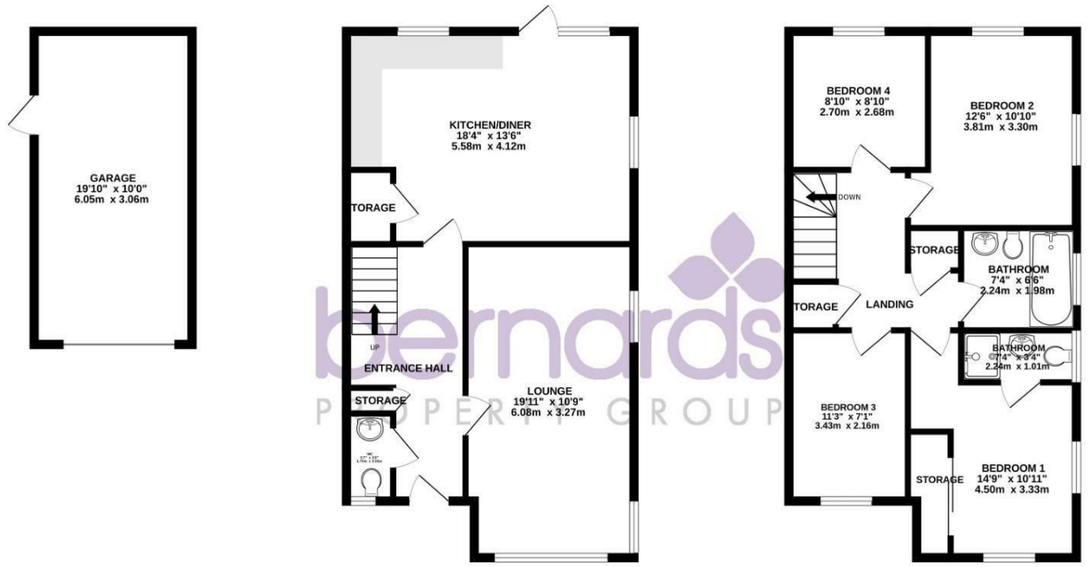
GARAGE
200 sq.ft. (18.6 sq.m.) approx.

GROUND FLOOR
583 sq.ft. (54.2 sq.m.) approx.

1ST FLOOR
583 sq.ft. (54.2 sq.m.) approx.



TOTAL FLOOR AREA : 1366 sq.ft. (126.9 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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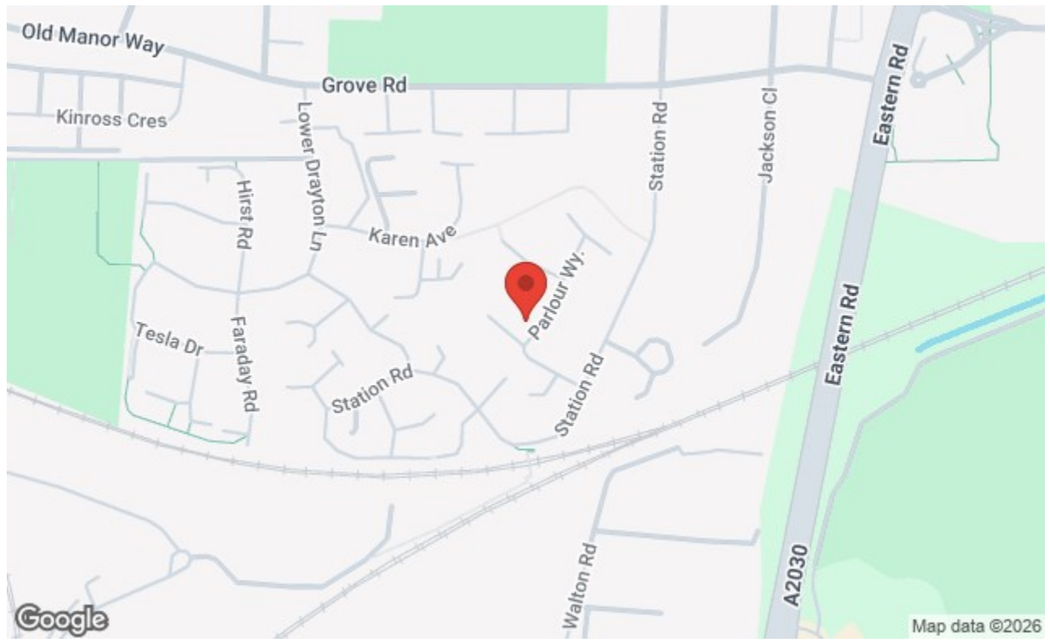

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

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4 1 1

HIGHLIGHTS

- LINK DETACHED
- FOUR BEDROOMS
- LOUNGE
- KITCHEN DINER
- DETACHED GARAGE
- DRIVEWAY
- DOWNSTAIRS W.C.
- EN-SUITE TO MASTER
- GOOD SIZE GARDEN
- A MUST VIEW

Nestled in the desirable area of Drayton, Portsmouth, this modern four-bedroom house offers a perfect blend of comfort and convenience. As you enter, you are welcomed into a spacious reception room that provides an inviting atmosphere for relaxation and entertainment. The heart of the home is the well-appointed kitchen and dining area, ideal for family meals and gatherings.

This property boasts four generously sized bedrooms, providing ample space for family living or guests. The bathroom is thoughtfully designed to cater to the needs of a busy household. Outside, you will find a good-sized rear garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air.

For those with vehicles, the property includes parking for up to three vehicles, along with a detached garage and driveway, ensuring that parking is never a concern.

With its modern features and excellent location, this house is a must-view for anyone seeking a family home in Portsmouth. Don't miss the opportunity to make this delightful property your own.

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

PROPERTY INFORMATION

ENTRANCE HALL

W.C.

LOUNGE
19'11" x 10'8" (6.08 x 3.27)

KITCHEN/DINER
18'3" x 13'6" (5.58 x 4.12)

LANDING

BEDROOM 1
14'9" x 10'11" (4.50 x 3.33)

EN-SUITE
7'4" x 3'3" (2.24 x 1.01)

BEDROOM 2
12'5" x 10'9" (3.81 x 3.30)

BEDROOM 3
11'3" x 7'1" (3.43 x 2.16)

BEDROOM 4
8'10" x 8'9" (2.70 x 2.68)

BATHROOM
7'4" x 6'5" (2.24 x 1.98)

GARAGE
19'10" x 10'0" (6.05 x 3.06)

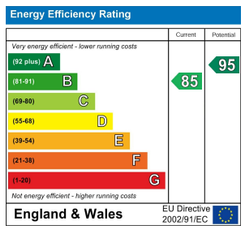
GARDEN

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 E
£2,665.57



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