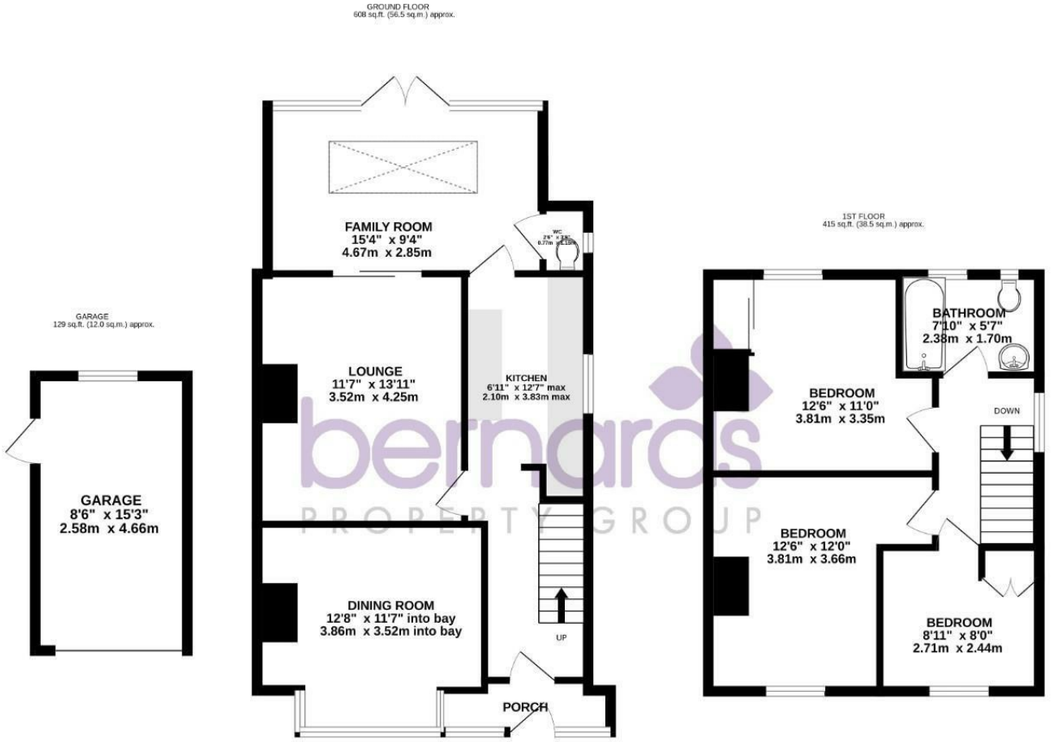

TOTAL FLOOR AREA : 1152 sq.ft. (107.0 sq.m.) approx.

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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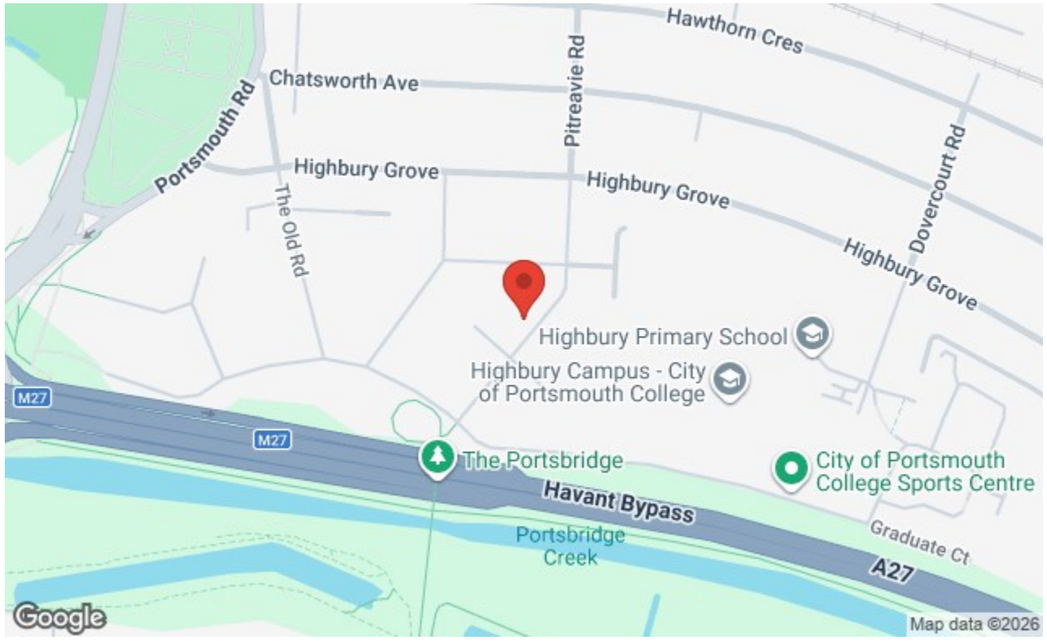

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3 1 3

HIGHLIGHTS

- THREE BEDROOMS
- SEMI DETACHED
- THREE RECEPTION ROOMS
- OFF ROAD PARKING FOR TWO
- GARAGE
- REAR GARDEN
- HIGHBURY ESTATE
- CLOSE TO COSHAM STATION
- CLOSE TO QA HOSPITAL
- ONE TO BE SEEN

Nestled in the desirable Highbury Estate of Portsmouth, this charming three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive 1,152 square feet, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining.

The well-appointed kitchen and dining area create a warm and inviting atmosphere, ideal for family gatherings or hosting friends. The three bedrooms are generously sized, ensuring a restful retreat for all family members. The bathroom is conveniently located, catering to the needs of the household.

One of the standout features of this property is the off-road parking, accommodating up to two vehicles, along with a detached garage for additional storage or workshop space. This is a rare find in such a sought-after location.

Situated close to Queen Alexandra Hospital and Cosham mainline station, this home is perfect for those who require easy access to transport links and local amenities. The surrounding area offers a variety of shops, schools, and parks, making it an ideal choice for families and professionals alike.

In summary, this delightful semi-detached house on Pitreavie Road presents an excellent opportunity for anyone looking to settle in a vibrant community with all the necessary conveniences at their doorstep. Don't miss the chance to make this lovely property your new home.

Call today to arrange a viewing
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PROPERTY INFORMATION

PORCH

ENTRANCE HALL

DINING ROOM
12'7" x 11'6" (3.86 x 3.52)

LOUNGE
11'6" x 13'11" (3.52 x 4.25)

KITCHEN
6'10" x 12'6" (2.10 x 3.83)

FAMILY ROOM
15'3" x 9'4" (4.67 x 2.85)

W.C.

LANDING

BEDROOM 1
12'5" x 12'0" (3.81 x 3.66)

BEDROOM 2
12'5" x 10'11" (3.81 x 3.35)

BEDROOM 3
8'10" x 8'0" (2.71 x 2.44)

BATHROOM
7'9" x 5'6" (2.38 x 1.70)

GARDEN

GARAGE
8'5" x 15'3" (2.58 x 4.66)

COUNCIL TAX BAND C
£1939

ANTI MONEY LAUNDERING

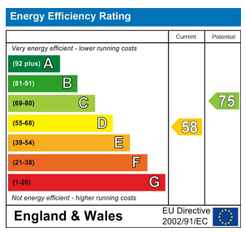
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification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