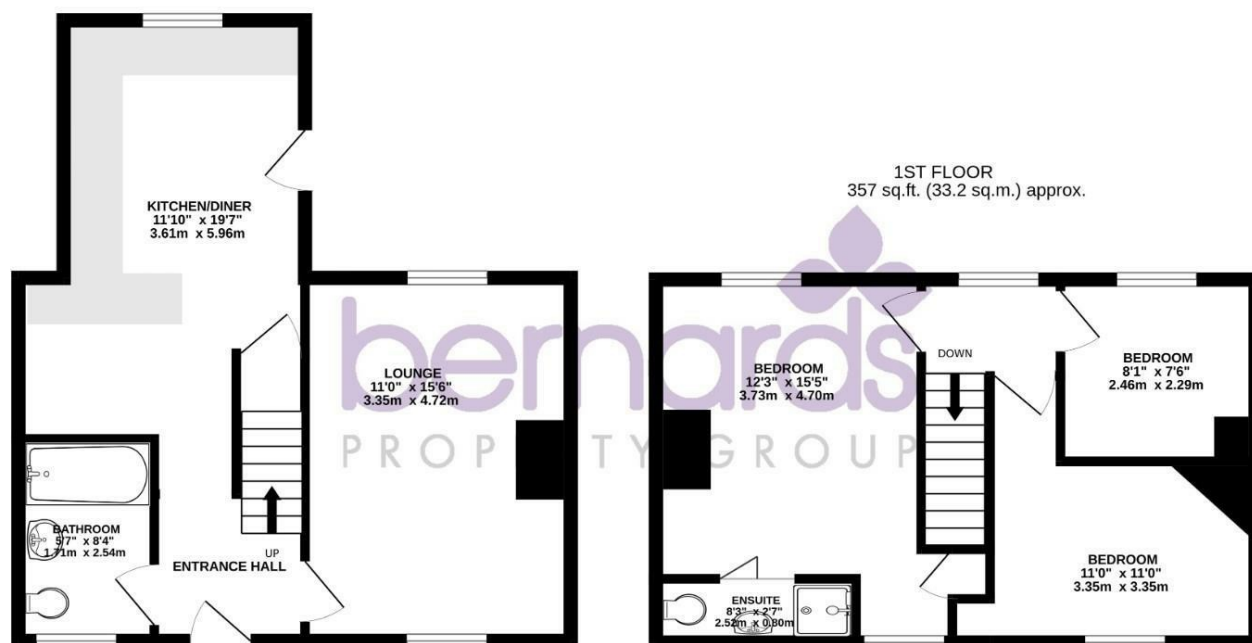
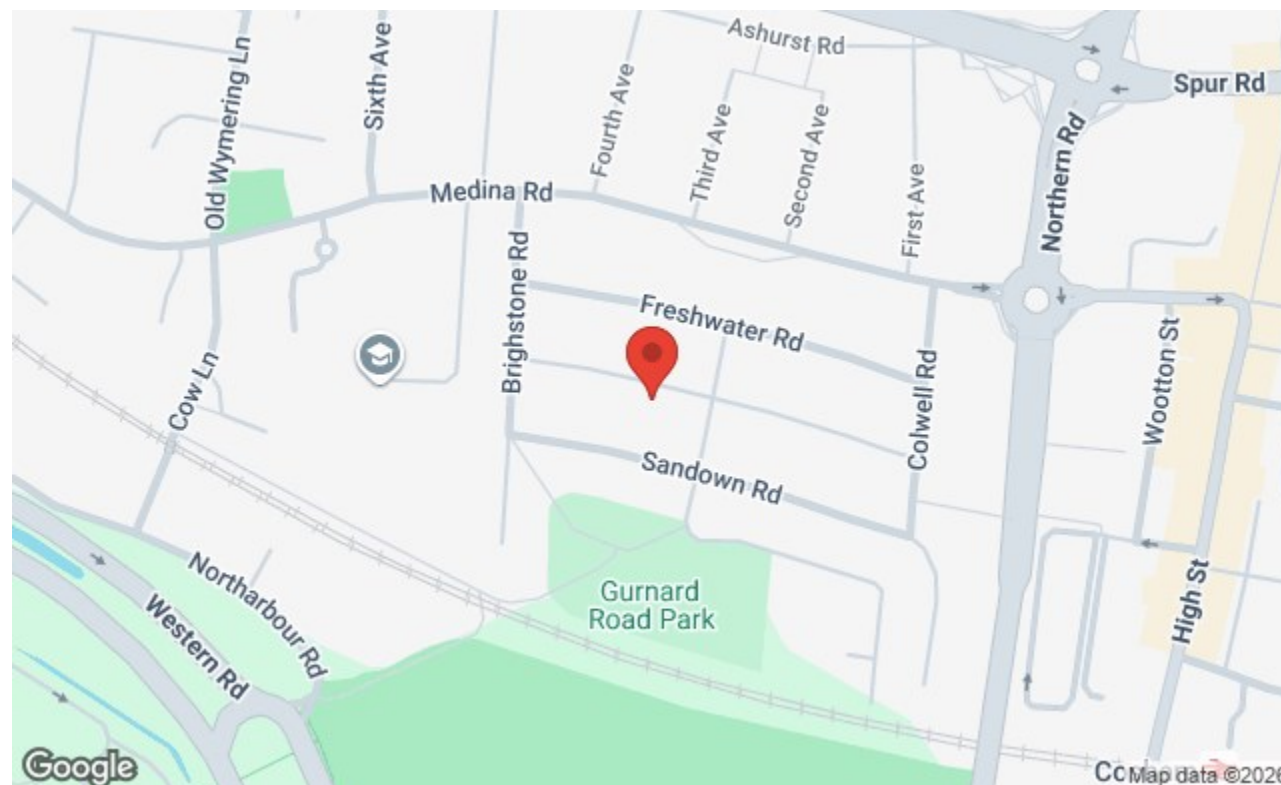


GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 798 sq.ft. (74.2 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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HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ MODERN FINISH THROUGHOUT
- ❖ FAMILY BATHROOM
- ❖ KITCHEN / DINER
- ❖ SOUTH FACING REAR GARDEN
- ❖ EN-SUITE TO MAIN BEDROOM
- ❖ CLOSE TO QA HOSPITAL
- ❖ SOUGHT AFTER IOW ESTATE

Nestled in the sought-after area of Totland Road, Portsmouth, this charming terraced house offers a delightful blend of modern living and comfort. Spanning an impressive 798 square feet, the property boasts three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are greeted by a welcoming reception room that sets the tone for the rest of the home. The heart of the house is undoubtedly the contemporary kitchen diner, which provides an excellent space for both cooking and entertaining. The main bedroom features an ensuite bathroom, adding a touch of luxury and convenience to your daily routine.

The property is further enhanced by two additional bathrooms, ensuring ample facilities for all residents. Outside, the south-facing rear garden offers a perfect retreat for relaxation or outdoor gatherings, basking in sunlight throughout the day. Additionally, off-road parking for two vehicles is a significant advantage in this bustling area.

Conveniently located close to the hospital and other local amenities, this home is not only practical but also situated in a desirable neighbourhood. With its modern finish throughout and thoughtful layout, this property is a fantastic opportunity for anyone looking to settle in Portsmouth. Don't miss the chance to make this lovely house your new home.

Call today to arrange a viewing
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PROPERTY INFORMATION

HALLWAY

LOUNGE

10'11" x 15'5" (3.35 x 4.72)

KITCHEN / DINER

11'10" x 19'6" (3.61 x 5.96)

BATHROOM

5'7" x 8'3" (1.71 x 2.54)

BEDROOM

12'2" x 15'5" (3.73 x 4.70)

EN-SUITE

8'3" x 2'7" (2.52 x 0.80)

BEDROOM

10'11" x 10'11" (3.35 x 3.35)

BEDROOM

8'0" x 7'6" (2.46 x 2.29)

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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