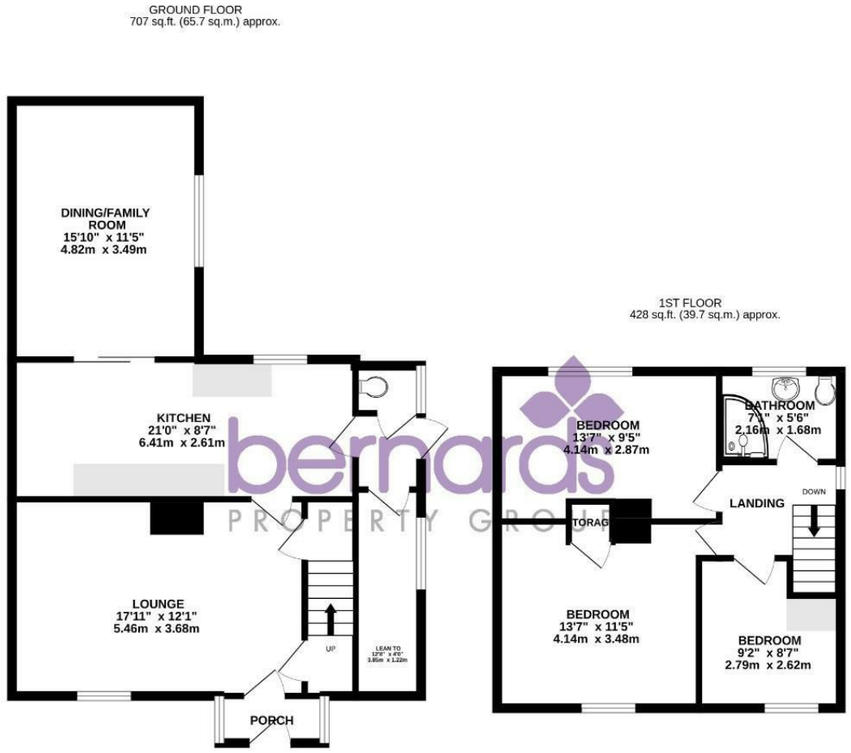
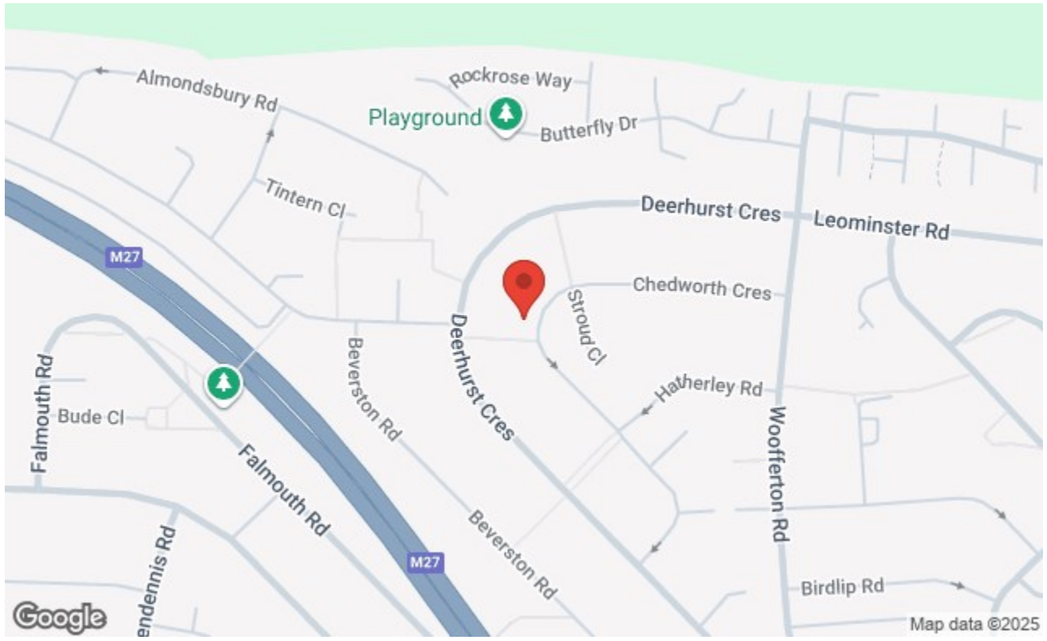




The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Offers In Excess Of £240,000

Chedworth Crescent, Portsmouth PO6 4ES

bernards THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- THREE BEDROOMS
- SEMI DETACHED
- TWO RECEPTION ROOMS
- EXTENDED TO REAR
- FAMILY SHOWER ROOM
- CLOSE TO QA HOSPITAL
- OFF ROAD PARKING
- REAR GARDEN
- A MUST SEE
- NON STANDARD CONSTRUCTION

Nestled in the desirable area of Chedworth Crescent, Portsmouth, this charming semi-detached house presents an excellent opportunity for families and professionals alike. Boasting three well-proportioned bedrooms, this property offers ample space for comfortable living. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

One of the standout features of this home is the large rear garden, providing a wonderful outdoor retreat for relaxation, gardening, or play. The garden is a blank canvas, ready for your personal touch, whether you envision a vibrant flower bed or a tranquil seating area to enjoy the sunshine.

Convenience is key, as this property benefits from off-road parking, ensuring that you will never have to worry about finding a space after a long day. Additionally, its proximity to Queen Alexandra Hospital makes it an ideal choice for healthcare professionals or those seeking easy access to medical facilities.

This semi-detached house combines comfort, practicality, and a prime location, making it a perfect choice for anyone looking to settle in Portsmouth. With its spacious layout and outdoor space, this property is sure to attract interest. Do not miss the chance to make this delightful house your new home.

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

PROPERTY INFORMATION

PORCH

LOUNGE
17'10" x 12'0" (5.46 x 3.68)

KITCHEN
21'0" x 8'6" (6.41 x 2.61)

LEAN TO
12'7" x 4'0" (3.85 x 1.22)

DINING ROOM
15'9" x 11'5" (4.82 x 3.49)

W.C.

LANDING

BEDROOM 1
13'6" x 9'4" (4.14 x 2.87)

BEDROOM 2
13'6" x 11'5" (4.14 x 3.48)

BEDROOM 3
9'1" x 8'7" (2.79 x 2.62)

SHOWER ROOM
7'1" x 5'6" (2.16 x 1.68)

GARDEN

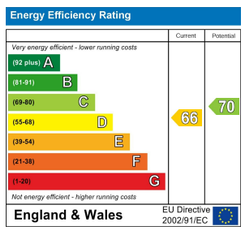
OFF ROAD PARKING

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 A
£1454



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