£315,000

Aylen Road, Portsmouth PO3 5HB

bernards
THE ESTATE AGENTS

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HIGHLIGHTS

- THREE BEDROOM TERRACED HOUSE
- APPROX. 891 SQ FT OF ACCOMMODATION
- IMPRESSIVE 25FT LOUNGE WITH BAY WINDOW
- LARGE 15'11" x 15'10" KITCHEN/DINER
- TWO WELL-PROPORTIONED DOUBLE BEDROOMS
- USEFUL GROUND FLOOR WC
- MODERN FAMILY BATHROOM
- GENEROUS REAR GARDEN WITH LAWN AND PATIO AREAS
- PURPOSE-BUILT OUTBUILDING WITH ELECTRIC
- WELL-PRESENTED THROUGHOUT AND READY TO MOVE INTO

Situated in the popular Copnor area of Portsmouth, this well-presented three-bedroom terraced home offers generous and versatile accommodation arranged over two floors.

The ground floor provides an impressive 25ft lounge extending into the front bay, creating a particularly spacious reception room with attractive wood-effect flooring and plenty of natural light. To the rear is a sizeable 15'11" x 15'10" kitchen/diner, fitted with a range of wall and base units and offering ample space for a dining table and chairs. A useful downstairs WC and entrance hall complete the ground floor.

Upstairs, there are three bedrooms, including two well-proportioned double bedrooms, together with a modern family bathroom.

One of the property's standout features is the generous rear garden, which provides a good combination of lawn and paved areas and extends to a useful outbuilding with power, offering excellent potential for use as a home office, gym, hobby room or additional storage.

Presented in good decorative order throughout and offering excellent proportions, this is a fantastic opportunity for buyers looking for a spacious family home in Copnor.

Call today to arrange a viewing
02392 728090
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PROPERTY INFORMATION

ENTRANCE HALL

DOWNSTAIRS WC
5'10" x 2'10" (1.78 x 0.88)

LIVING ROOM
24'11" x 11'10" (7.62 x 3.62)

KITCHEN/DINER
15'11" x 15'9" (4.86 x 4.82)

GARDEN

OUTBUILDING

FIRST FLOOR

BEDROOM ONE
13'8" x 10'9" (4.19 x 3.28)

BEDROOM TWO
11'1" x 11'0" (3.38 x 3.37)

BEDROOM THREE
7'4" x 6'3" (2.24 x 1.93)

FAMILY BATHROOM
5'8" x 5'4" (1.74 x 1.63)

Portsmouth Council Tax
The local authority is Portsmouth City Council.

BAND : C

Mortgage Advisor
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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 conveyance 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.

Offer Check Procedure
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

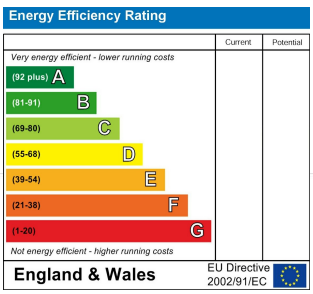
Anti-Money Laundering
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy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





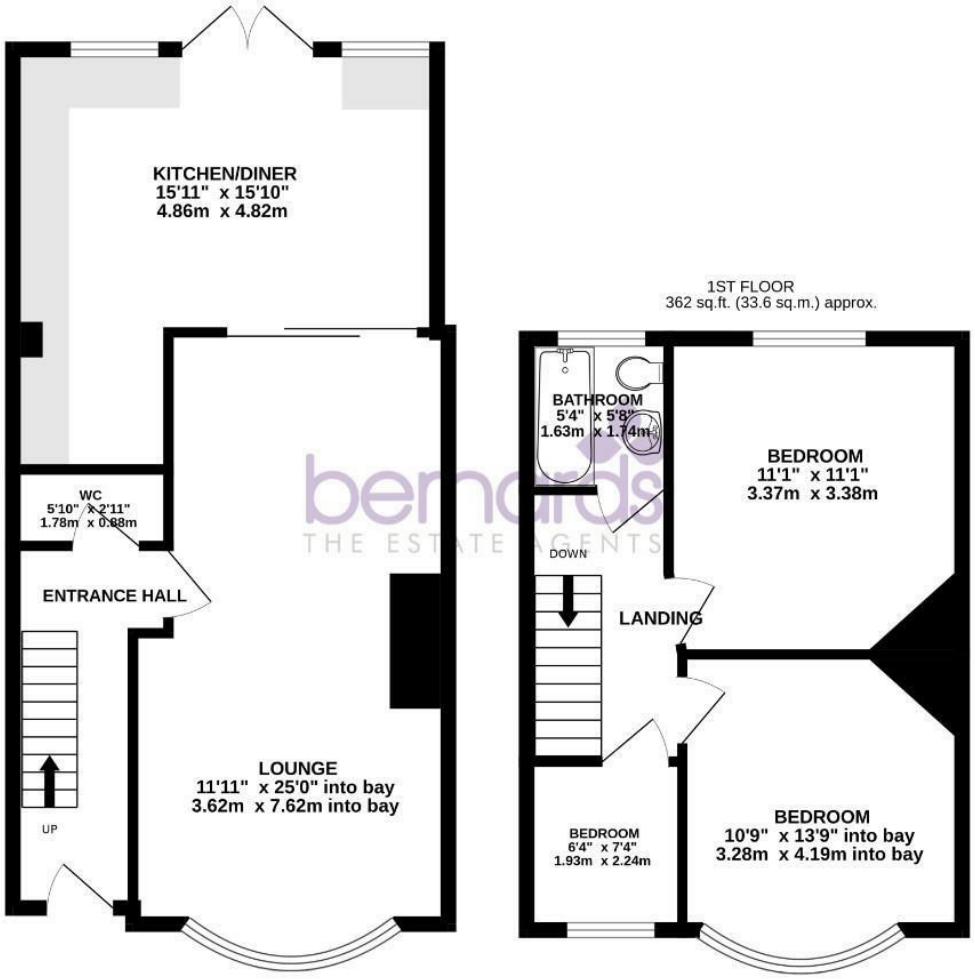






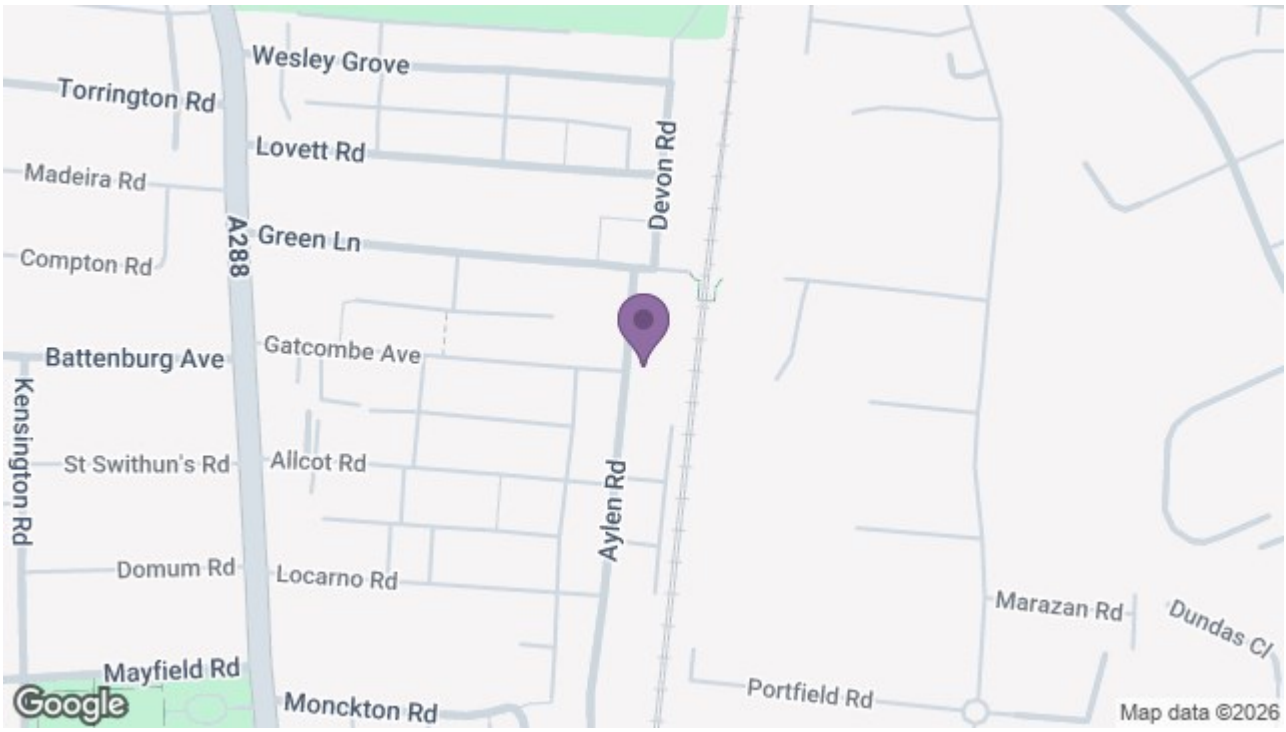
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GROUND FLOOR
529 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 891 sq.ft. (82.8 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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