

Asking Price £185,000

Foxley Drive, Portsmouth PO3 5TG

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ ONE BEDROOM HOUSE
- ❖ ALLOCATED PARKING
- ❖ OPEN PLAN LIVING
- ❖ THREE PIECE BATHROOM
- ❖ REQUIRES MODERNISING
- ❖ ADD YOUR OWN STAMP
- ❖ IDEAL FIRST HOME
- ❖ SOUGHT AFTER LOCATION
- ❖ GREAT ACCESS FOR M27/A3
- ❖ NO FORWARD CHAIN

This one-bedroom house is located in a highly sought-after area and presents an ideal opportunity for buyers looking to put their own stamp on a property. Requiring some modernisation and improvement, the home offers a unique layout and allocated parking.

Upon entering the property, you will find the ground floor bathroom. The remainder of the ground floor comprises an open-plan kitchen, lounge and dining area, creating a

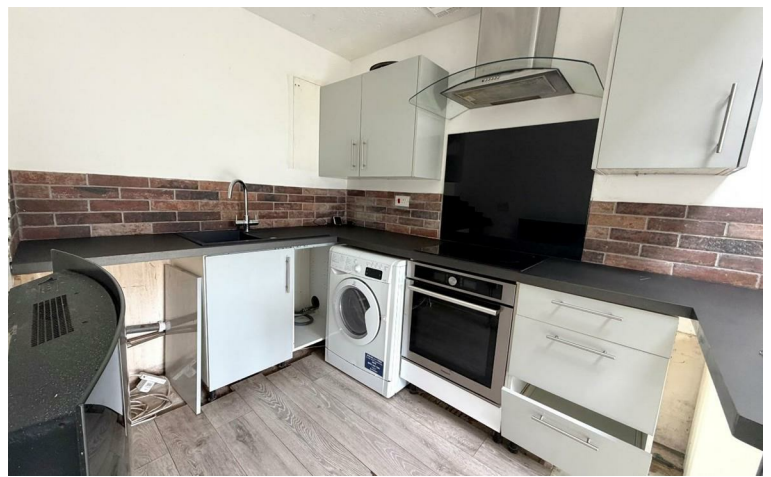
bright and sociable living space.

Stairs rise to the first floor where you will find a generous double bedroom. The bedroom benefits from a feature balcony overlooking the living area below, adding character and enhancing the sense of space and openness throughout the property.

Located within a popular and well-regarded area, this property offers an excellent opportunity for first-time buyers, investors or those seeking a project in a desirable location.

Call today to arrange a viewing  
02392 728090  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## KITCHEN/LOUNGE/DINER

18'11" x 10'2" (5.79 x 3.10)

## BATHROOM

5'8" x 6'3" (1.73 x 1.91)

## BEDROOM

8'5" x 13'3" (2.59 x 4.04)

## Portsmouth Council Tax

The local authority is Portsmouth City Council.

BAND : A £1,453.95

## 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.

## 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.

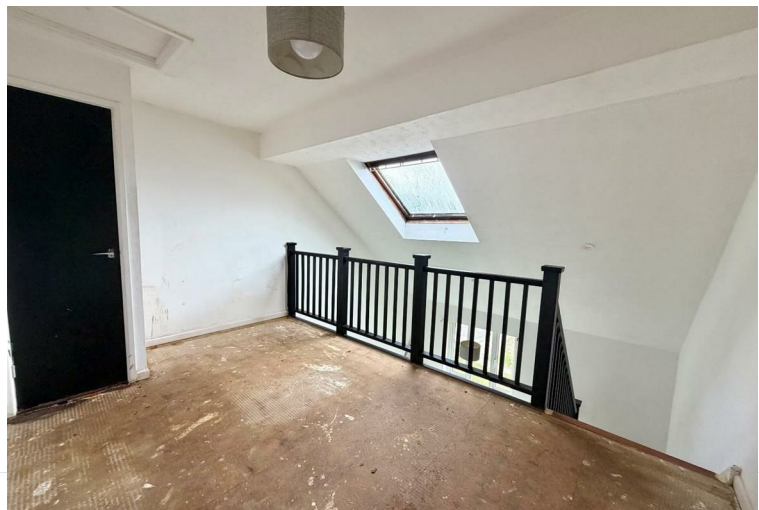
## Conveyancing

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.

## 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

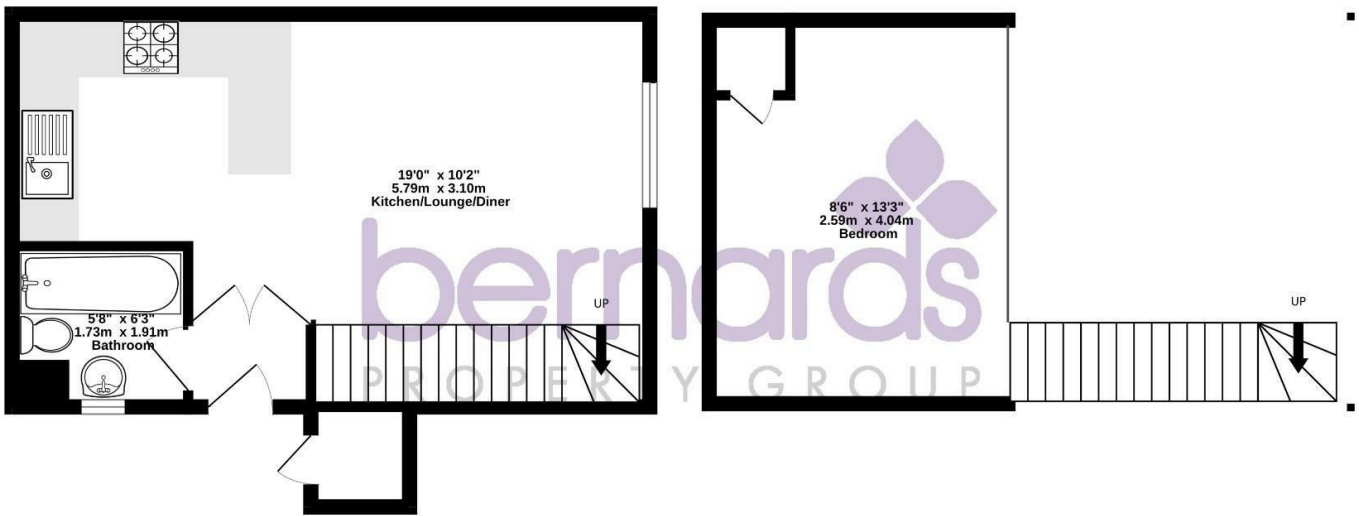


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		91
(81-91)	B		
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



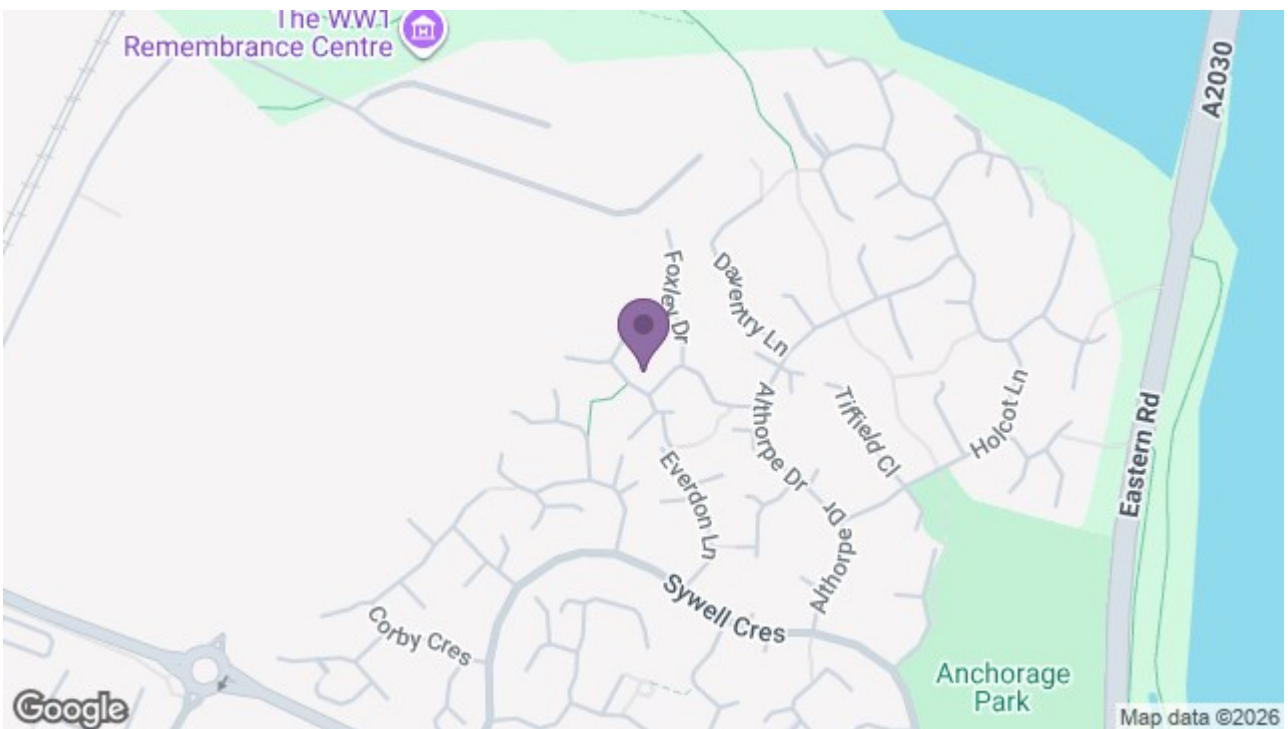
GROUND FLOOR  
388 sq.ft. (36.1 sq.m.) approx.

1ST FLOOR  
367 sq.ft. (34.1 sq.m.) approx.



TOTAL FLOOR AREA : 755 sq.ft. (70.2 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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