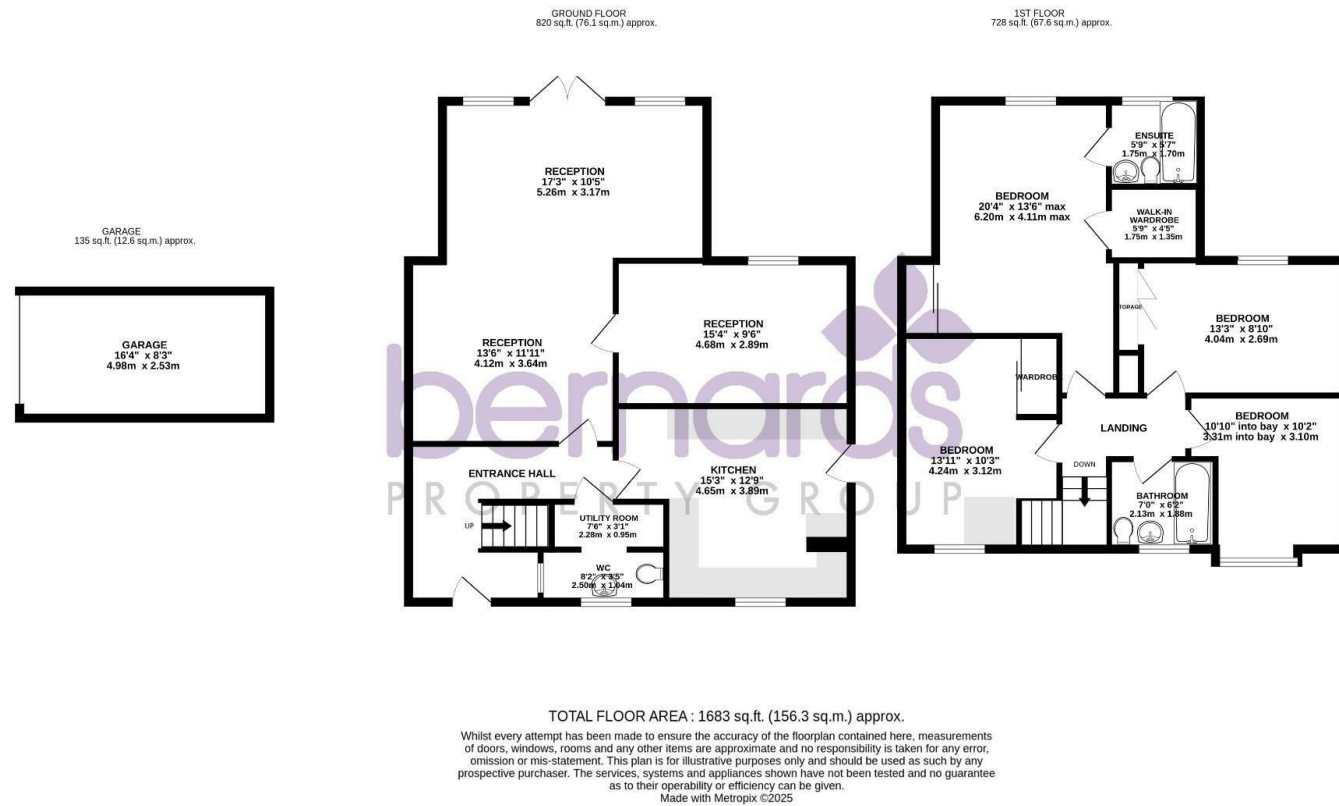




Offers Over £450,000

Foxley Drive, Portsmouth PO3 5TG

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ DETACHED HOUSE
- ❖ FOUR DOUBLE BEDROOMS
- ❖ THREE RECEPTION ROOMS
- ❖ DOWNSTAIRS WC & UTILITY
- ❖ PSTAIRS FAMILY BATHROOM
- ❖ EN-SUITE TO MASTER
- ❖ TWO-STOREY EXTENSION
- ❖ GREAT POTENTIAL
- ❖ CUL-DE-SAC LOCATION
- ❖ NO ONWARD CHAIN

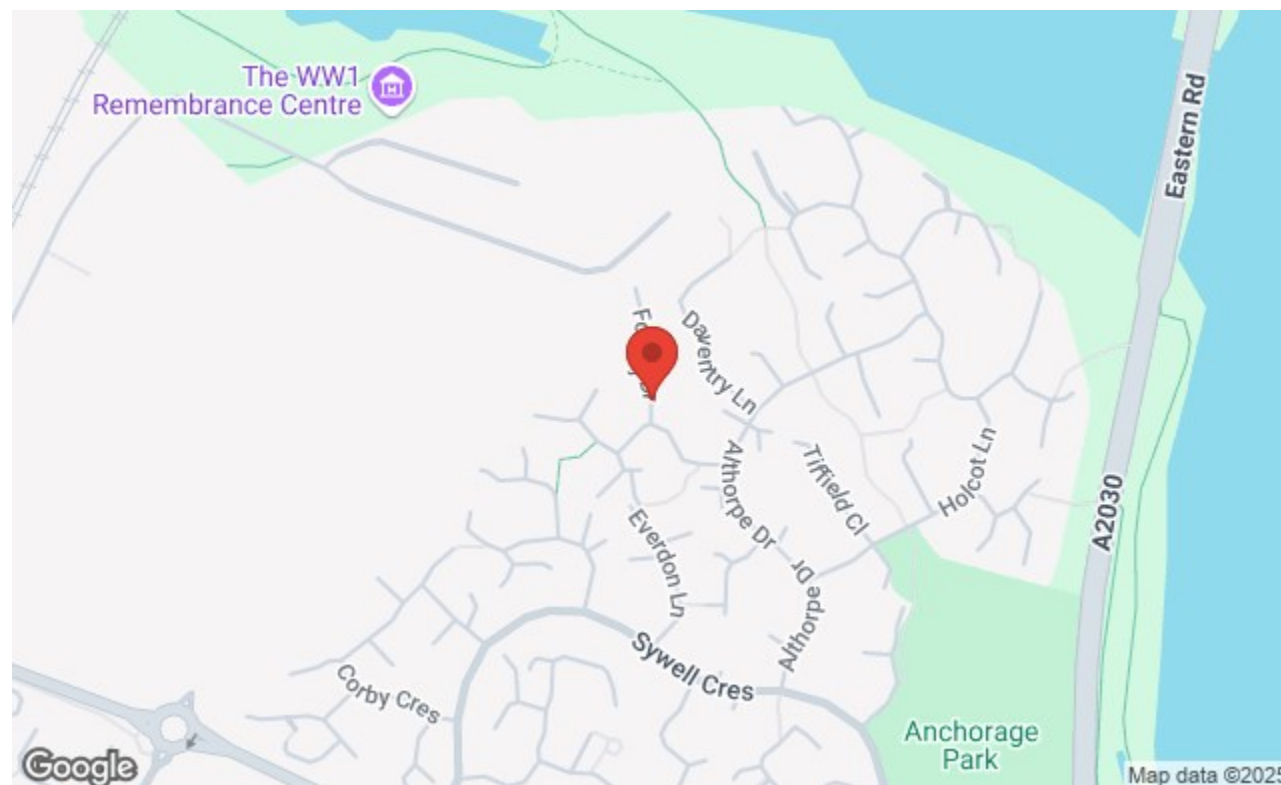
We are delighted to bring to the sales market this Four bed detached house situated in the highly sought after location of Foxley Drive, Anchorage Park.

This property offers fantastic potential throughout, would make a beautiful family home and will be perfect for those looking to upsize. With a stunning two-storey extension to the rear, this property now offers over 1,500 Sq ft. This house has plenty of space on offer, with downstairs comprising of; three reception rooms, spacious kitchen and the added benefit of utility space and WC.

Going upstairs, the space continues with four spacious double bedrooms and the family bathroom. With the extension, it has created a fantastic master bedroom with vaulted ceiling, walk-in wardrobe and en-suite.

Externally, you can access the low maintenance garden via the kitchen, rear reception room and to the side of the house. To the front, you have the driveway for multiple vehicles and the garage.

To arrange your internal viewing, please contact the Portsmouth Branch on 02392 728090.



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

DRIVEWAY

GARAGE

16'4" x 8'3" (4.98 x 2.53)

ENTRANCE HALL

UTILITY ROOM

7'5" x 3'1" (2.28 x 0.95)

DOWNSTAIRS WC

8'2" x 3'4" (2.50 x 1.04)

KITCHEN

15'3" x 12'9" (4.65 x 3.89)

RECEPTION ONE

13'6" x 11'11" (4.12 x 3.64)

RECEPTION TWO

17'3" x 10'4" (5.26 x 3.17)

RECEPTION THREE

15'4" x 9'5" (4.68 x 2.89)

REAR GARDEN

FIRST FLOOR

MASTER BEDROOM

20'4" x 13'5" (6.20 x 4.11)

WALK-IN WARDROBE

5'8" x 4'5" (1.75 x 1.35)

EN-SUITE

5'8" x 5'6" (1.75 x 1.70)

BEDROOM TWO

13'3" x 8'9" (4.04 x 2.69)

BEDROOM THREE

10'10" x 10'2" (3.31 x 3.10)

BEDROOM FOUR

13'10" x 10'2" (4.24 x 3.12)

FAMILY BATHROOM

6'11" x 6'2" (2.13 x 1.88)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : E £2,665.57

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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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