

£2,200 Per Month

Woolner Avenue, Portsmouth PO6
2JZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- THREE BEDROOM SEMI-DETACHED
- DRAYTON LOCATION
- DRIVEWAY PARKING
- OUTSIDE BAR
- STUNNING CONDITION
- MODERN KITCHEN & BATHROOM
- UTILITY ROOM
- DOWNSTAIRS WC
- AVAILABLE OCTOBER
- EPC RATING D

Nestled on Woolner Avenue in the desirable area of Drayton, Portsmouth, this exceptional three-bedroom semi detached home is the perfect fusion of timeless charm and contemporary luxury. Every inch of this beautifully presented property has been thoughtfully designed and meticulously maintained to the highest standard.

As you step through the front door, you're welcomed into an inviting entrance hall, setting the tone for the exceptional presentation found throughout the home. From here, you're led into a spacious and elegantly appointed reception room, bathed in natural light and thoughtfully designed to offer both comfortable family living and refined entertaining.

The bright and airy kitchen dining area is a standout feature, designed with a contemporary flair that is both stylish and functional.

Upstairs, three spacious and beautifully decorated bedrooms provide peaceful retreats for the whole family, each boasting a fresh, airy feel. The contemporary family bathroom is sleek and tastefully finished, offering both style and practicality.

Additionally, the converted garage has been transformed into a delightful bar area, perfect for entertaining friends and family in a relaxed setting. A convenient utility room and downstairs WC add to the home's functionality, ensuring it caters effortlessly to the needs of modern family life.

Outside, the driveway parking provides ease and accessibility, a valuable asset in this sought-after location.

Do not miss the chance to make this stunning property your new home. Call to enquire on 02392 728 090.

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





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PROPERTY INFORMATION

Right to Rent Checks

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement e.g. change of sharer (capped at £50 or, if higher, any

reasonable costs);

- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the billing authority);
- Interest payments for the late payment of rent (up to 3% above Bank of England's annual percentage rate);
- Reasonable costs for replacement of lost keys or other security devices;
- Contractual damages in the event of the tenant's default of a tenancy agreement; and
- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.



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		
	67	79
EU Directive 2002/91/EC		
England & Wales		



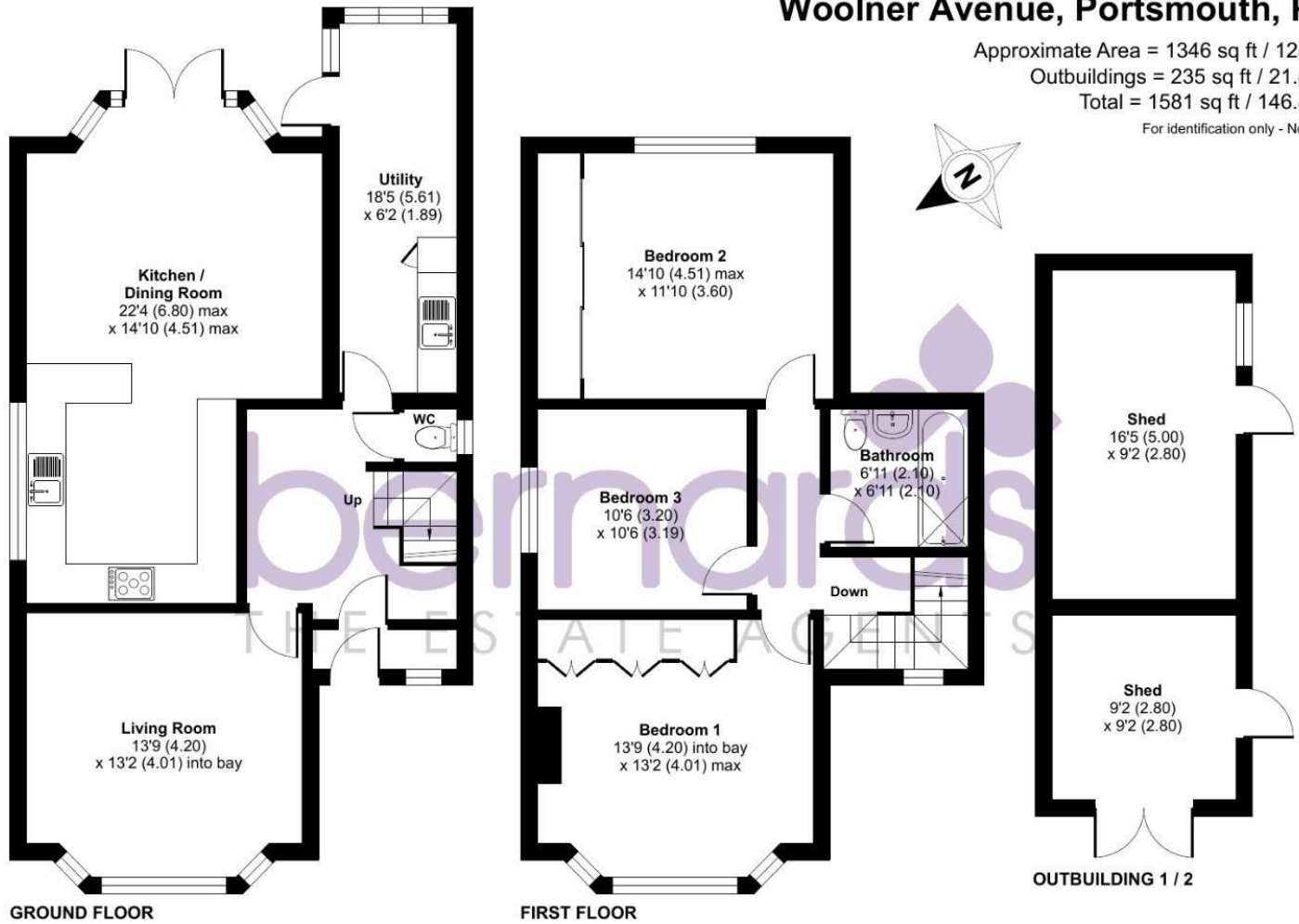
Woolner Avenue, Portsmouth, PO6

Approximate Area = 1346 sq ft / 125 sq m

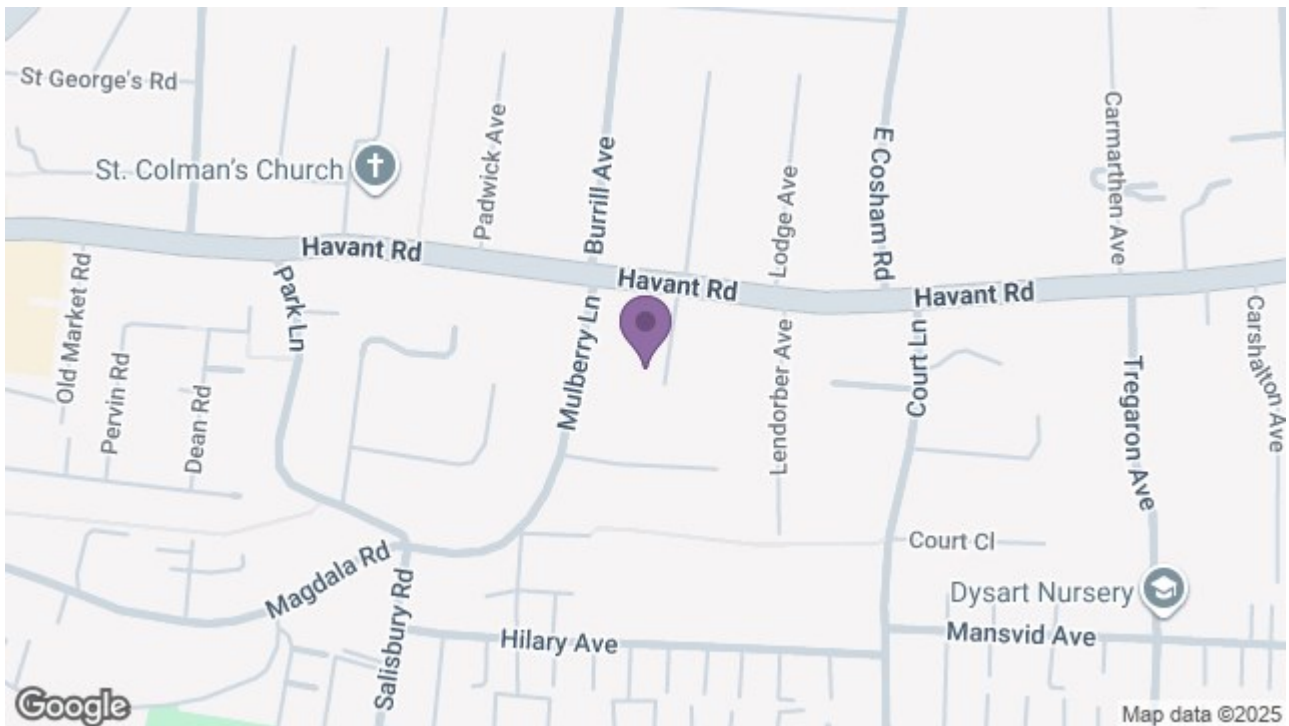
Outbuildings = 235 sq ft / 21.8 sq m

Total = 1581 sq ft / 146.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1360623



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