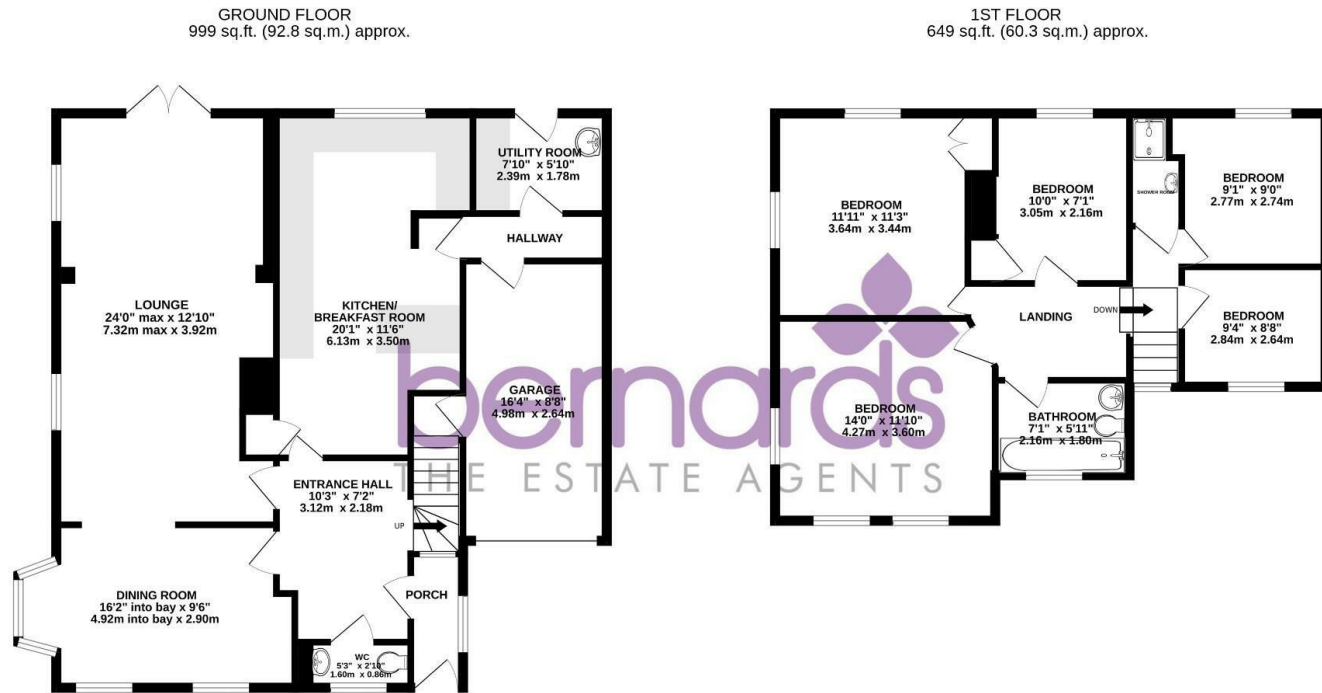




Offers In Excess Of £650,000

Tregaron Avenue, Portsmouth PO6 2JX



TOTAL FLOOR AREA: 1648 sq.ft. (153.1 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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HIGHLIGHTS

- ❖ DETACHED FAMILY HOME
- ❖ 5 BEDROOMS
- ❖ TWO RECEPTIONS
- ❖ KITCHEN/DINER
- ❖ UTILITY ROOM
- ❖ BATHROOM AND SHOWER ROOM
- ❖ DRIVEWAY
- ❖ REAR GARDEN
- ❖ COURT LANE CATCHMENT
- ❖ SOUGHT AFTER DRAYTON LOCATION

BEAUTIFUL FAMILY HOME - EXTENDED TO REAR AND SIDE - HIGH SPECIFICATION

We are delighted to introduce to the sales market, this beautiful five bedroom detached property in the highly sought after location of Tregaron Avenue.

This wonderfully spacious property would make a fantastic family home, with the size it has on offer and having been maintained to a very high standard. Offering extended accommodation it is one to be viewed.

Upon entering the accommodation you are greeted by a spacious hallway, into

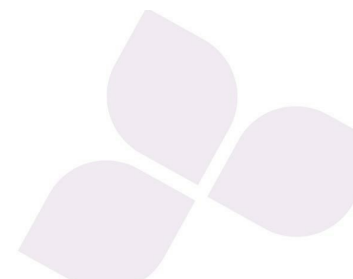
the extended kitchen with access to the garden and complete with a utility room. To your left you have a dining area which opens out onto a large lounge which is light and airy and leads onto the rear garden with patio and lawned area, great for entertaining.

Upstairs you have five bedrooms, a fitted family bathroom plus an additional separate shower room.

To the front you have a large driveway providing parking for multiple cars.

Homes like these don't come up very often, book a viewing today to avoid disappointment.

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



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



PROPERTY INFORMATION

PORCH

ENTRANCE HALL

9'10" x 7'1" (3.01 x 2.18)

W.C

5'2" x 2'9" (1.60 x 0.86)

LOUNGE

24'0" x 12'10" (7.32 x 3.92)

DINING ROOM

16'1" x 9'6" (4.92 x 2.90)

KITCHEN/BREAKFAST

20'1" x 11'5" (6.13 x 3.50)

UTILITY

7'10" x 5'10" (2.39 x 1.78)

LANDING

BEDROOM 1

14'11" x 11'9" (4.55m x 3.58m)

BEDROOM 2

11'11" x 11'3" (3.64 x 3.44)

BEDROOM 3

10'0" x 7'1" (3.05 x 2.16)

BEDROOM 4

9'1" x 8'11" (2.77 x 2.74)

BEDROOM 5

9'3" x 8'7" (2.84 x 2.64)

BATHROOM

7'1" x 5'10" (2.16 x 1.80)

SHOWER ROOM

GARAGE

16'4" x 8'7" (4.98 x 2.64)

BERNARDS MORTGAGE & PROTECTION

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for,

submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

COUNCIL TAX BAND E

ANTI-MONEY LAUNDERING (AML)

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

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

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(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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