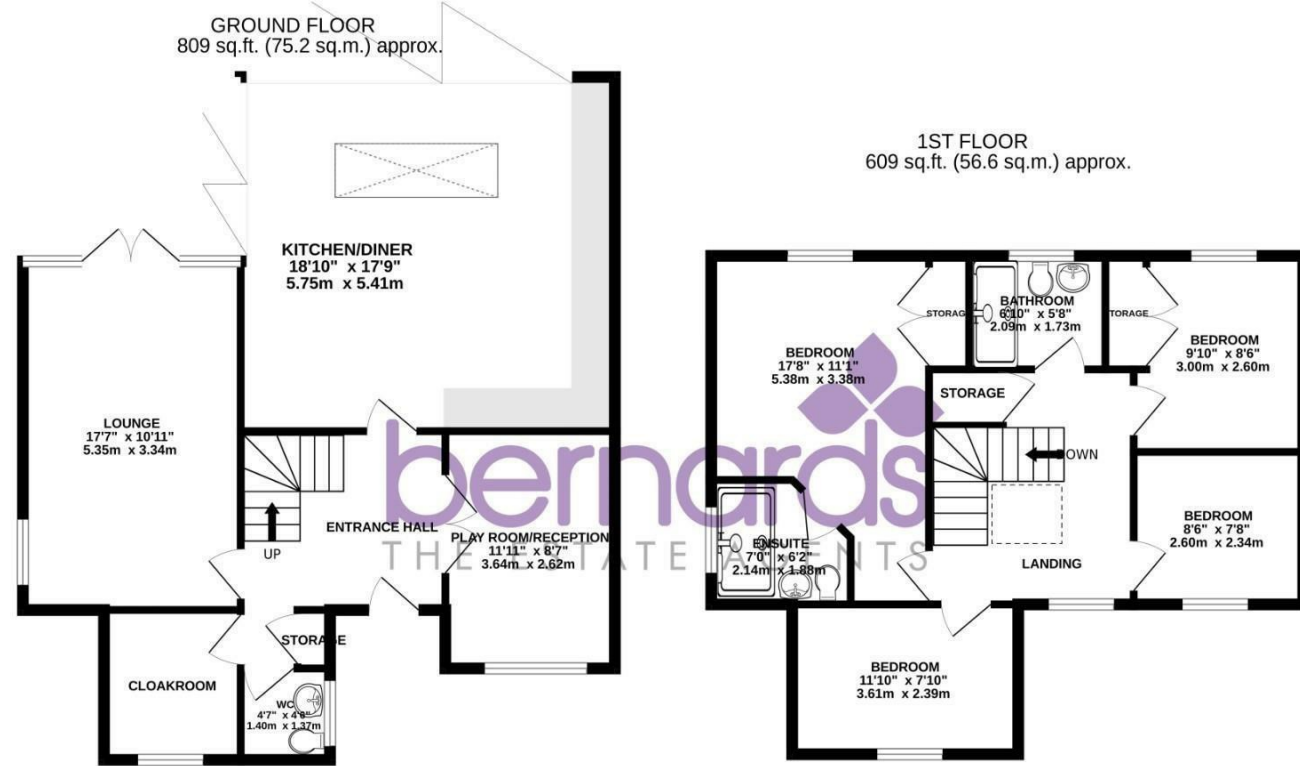


FOR SALE

Offers Over £550,000

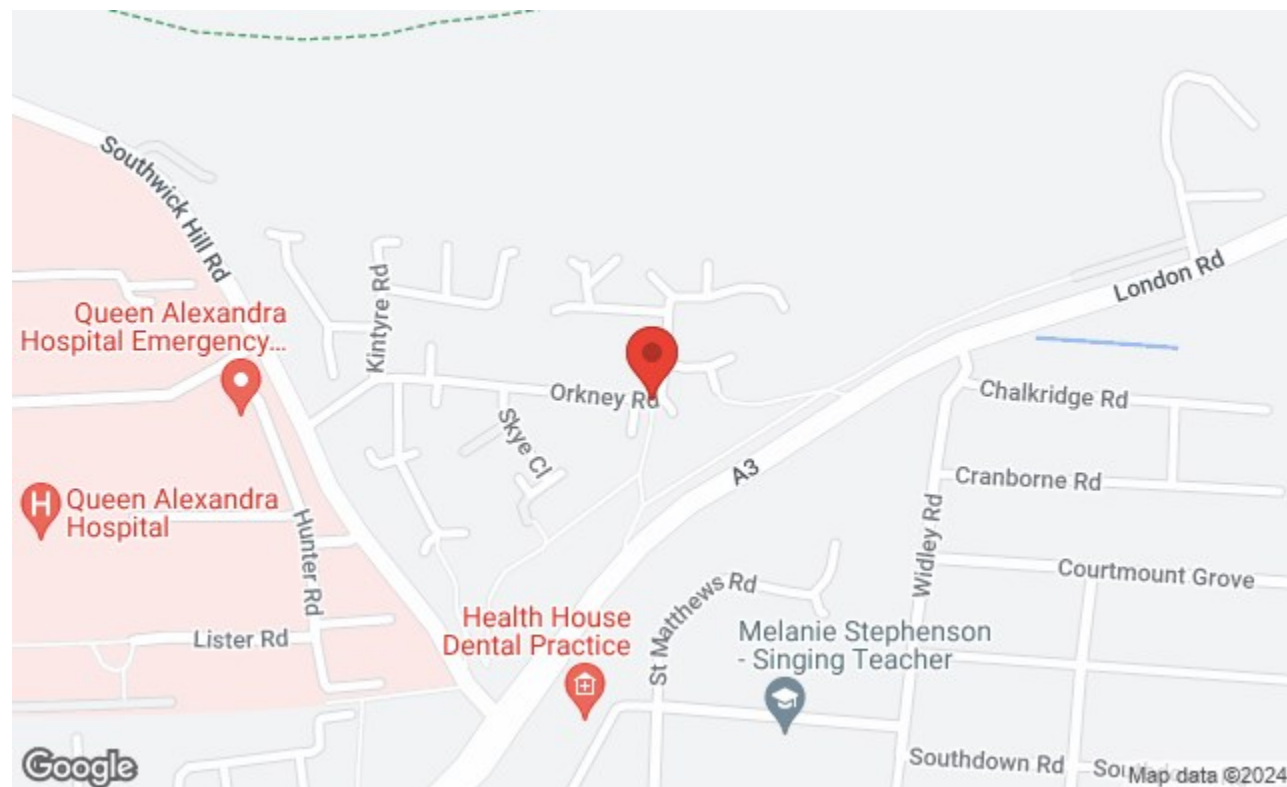
Orkney Road, Portsmouth PO6 3UE

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1418 sq.ft. (131.8 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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4 2 3

HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ DETACHED
- ❖ DETACHED DOUBLE GARAGE
- ❖ 17FT LOUNGE
- ❖ LARGE KITCHEN/DINER
- ❖ ENSUITE TO MASTER
- ❖ SOUGHT AFTER LOCATION
- ❖ FINISHED TO A HIGH STANDARD
- ❖ DRIVEWAY FOR MULTIPLE CARS
- ❖ NOT TO BE MISSED

***INCREDIBLE DETACHED PROPERTY WITH NO FORWARD CHAIN ***

We are thrilled to introduce this extended four bedroom property, located within the heart of the highly sought after location of Cosham.

Situated on a private road with off road parking and a detached double garage this wonderful property has all the characteristics of a family home, with the added bonus of a spacious rear garden.

Entering the property, you have an entrance hallway, which is a wonderful first impression into the property. The ground floor has two reception rooms, in the form of a lounge and snug/play room. The property includes bespoke shutter blinds throughout, adding a touch of both luxury and privacy.

The kitchen/diner simply must be seen, it has been extended with two sets of bi-fold doors, which measures over 18ft and truly brings the outdoors in. The space has integrated appliances and a large skylight, creating the ultimate party venue.

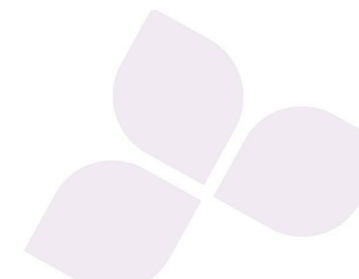
The rear garden is an excellent sun-trap, with a generous composite decking area and large artificial lawn.

The ground floor is completed by the w.c and cloakroom, which could easily function as a study.

Moving to the first floor, the property has four bedrooms with the master including a luxury ensuite.

Completing the property, and accessed off the large landing is the modern three piece bathroom.

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

ENTRANCE HALL

W.C.

4'7" x 4'5" (1.40 x 1.37)

CLOAKROOM

LOUNGE

17'6" x 10'11" (5.35 x 3.34)

STUDY/RECEPTION

3.64 x 2.39 (0.91m.19.51m x 0.61m.11.89m)

KITCHEN/DINER

18'10" x 17'8" (5.75 x 5.41)

LANDING

BEDROOM 1

17'7" x 11'1" (5.38 x 3.38)

ENSUITE

7'0" x 6'2" (2.14 x 1.88)

BEDROOM 2

11'10" x 7'10" (3.61 x 2.39)

BEDROOM 3

9'10" x 8'6" (3.00 x 2.60)

BEDROOM 4

8'6" x 7'8" (2.60 x 2.34)

BATHROOM

6'10" x 5'8" (2.09 x 1.73)

DETACHED DOUBLE GARAGE

REAR GARDEN

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. Bernard's 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

Bernard's 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

BERNARD'S 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!

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.

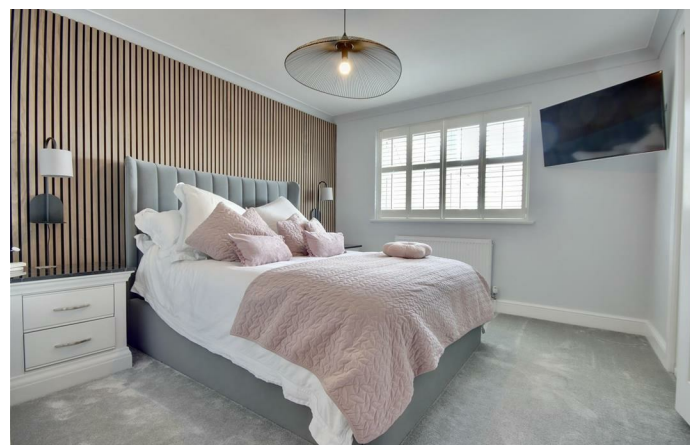
COUNCIL TAX BAND

The local authority is Portsmouth city Council.

BAND : F

YEARLY £2,861

MONTHLY £:286.10



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		55	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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