

FOR SALE

Offers In Excess Of £450,000

Old Rectory Road, Portsmouth PO6 1AH

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1873 sq.ft. (174.0 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. Made with Metropix ©2023



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HIGHLIGHTS

- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- SOUGHT AFTER HILL SLOPE LOCATION
- LARGE DOUBLE GARAGE / WORKSHOP
- EN-SUITE TO MAIN BEDROOM
- MONDERN FITTED KITCHEN
- SEMI DETACHED
- OFF ROAD PARKING
- EXTENDED
- CIRCA 1500 SQ.FT

SEMI-DETACHED...OFF ROAD PARKING & GARAGE...FIVE BEDROOMS...

We are thrilled to welcome to the market, this great five bedroom semi-detached property, in the sought after location of Old Rectory Road . The property is ideally located with city views across Portsmouth as far south as the Isle of Wight.

The front of the property is very well presented and enjoys two off road parking spaces.

Internally, the ground floor consist of a separate dining room, lounge that flows through to the conservatory which then flows into the modern fitted kitchen, and the space is finished off with a WC.

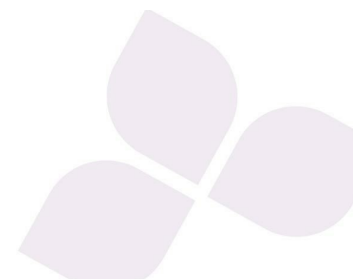
Moving upstairs to the first floor you have three bedrooms and a shower room. The final two bedrooms are on the second floor with the main bedroom have an en-suite bathroom.

The rear garden is split over two levels and leads to the large double garage / workshop.

Combining its size, location, off road parking and double garage, we strongly recommend booking an internal viewing to fully appreciate what's on offer.

Can Bernards Drayton on 02392 728091

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

DINING ROOM
13'1" x 12'9" into bay (4.00 x 3.89 into bay)

LOUNGE
13'8" x 11'4" (4.17 x 3.47)

KITCHEN
18'2" x 7'4" (5.56 x 2.26)

CONSERVATORY
10'8" x 7'2" (3.26 x 2.19)

BEDROOM ONE
13'8" x 12'4" (4.19 x 3.76)

BEDROOM TWO
13'5" x 11'4" (4.09 x 3.47)

BEDROOM THREE
11'1" x 11'1" (3.38 x 3.38)

ENSUITE
5'10" x 5'3" (1.80 x 1.61)

BEDROOM FOUR
14'7" x 7'4" (4.45 x 2.24)

BEDROOM FIVE
7'8" x 5'1" (2.34 x 1.57)

BATHROOM
6'4" x 6'2" (1.94 x 1.88)

GARAGE
24'1" x 20'2" (7.35 x 6.17)

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

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.

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!

SOLICITOR/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 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.

REMOVAL QUOTE
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.



| Energy Efficiency Rating | | Current | Potential |
|---|--|-----------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 86 |
| (81-91) B | | | |
| (69-80) C | | 60 | |
| (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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