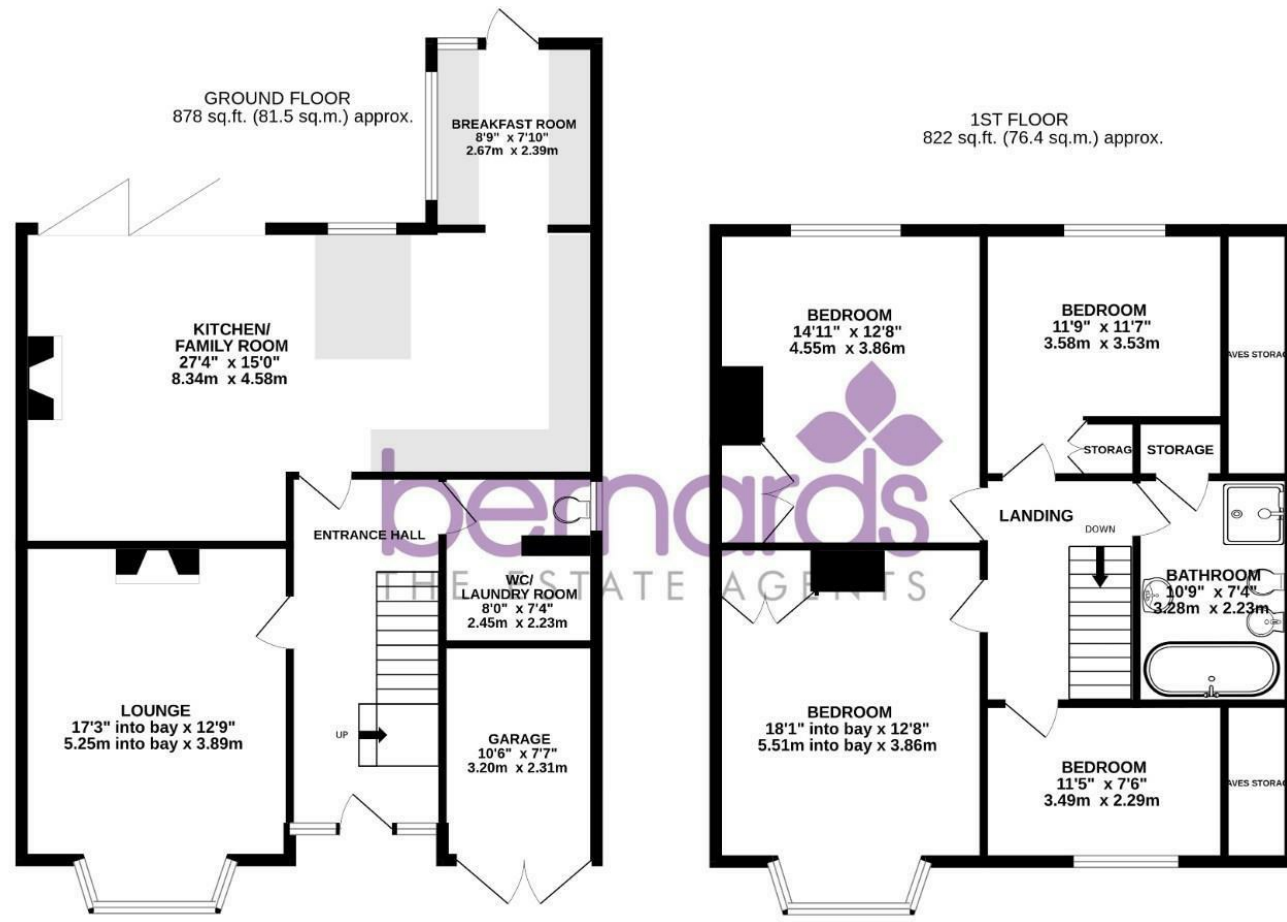


FOR SALE

£675,000

Carmarthen Avenue, Portsmouth PO6 2AG

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1700 sq.ft. (157.9 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 bedrooms, 1 bathroom, 2 living areas

HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ SEMI DETACHED
- ❖ GARAGE
- ❖ SOLAR PANELS
- ❖ EXTENDED TO REAR
- ❖ DOWNSTAIRS W.C
- ❖ UTILITY ROOM
- ❖ LARGE GARDEN
- ❖ DESIRED DRAYTON LOCATION
- ❖ NOT TO BE MISSED

****FOUR BEDROOM SEMI DETACHED FAMILY HOME...DESIRED CUL-DE-SAC IN DRAYTON****

We are delighted to welcome to the sales market, this executive semi-detached house which sits proudly on Carmarthen Avenue, one of the most requested cul de sacs in Drayton

The stunning family home, has an integral garage, along with a spacious driveway and very well maintained frontage.

As you enter the home you are greeted with an entrance with doors leading off to both the lounge and stunning kitchen/breakfast room. The extension to the rear gives even more space in this already impressive room

with doors out to the beautiful garden. Completing the ground floor is a downstairs W.C and utility room.

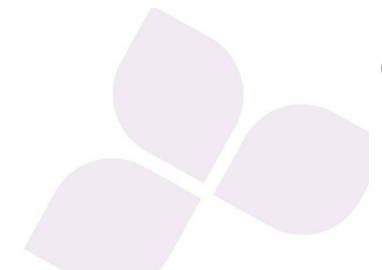
Upstairs you have a substantial bathroom suite with roll top bath and a separate shower cubicle to boot. There are three double bedrooms with a further fourth bedroom which is a good size.

Outside is an impressive rear garden, perfect for BBQ's in the summer or a kick about with the family.

To the front there is an attached garage with enough off road parking for several cars.

Properties do not become available in this location often, call to book a viewing to ensure you don't miss out.

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

LOUNGE

17'2" x 12'9" (5.25 x 3.89)

KITCHEN/FAMILY ROOM

27'4" x 15'0" (8.34 x 4.58)

BREAKFAST ROOM

8'9" x 7'10" (2.67 x 2.39)

W.C/LAUNDRY ROOM

8'0" x 7'3" (2.45 x 2.23)

LANDING

BEDROOM 1

18'0" x 12'7" (5.51 x 3.86)

BEDROOM 2

14'11" x 12'7" (4.55 x 3.86)

BEDROOM 3

11'8" x 11'6" (3.58 x 3.53)

BEDROOM 4

11'5" x 7'6" (3.49 x 2.29)

BATHROOM

10'9" x 7'3" (3.28 x 2.23)

REAR GARDEN

OFF ROAD PARKING

GARAGE

10'5" x 7'6" (3.20 x 2.31)

COUNCIL TAX BAND E

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!

ANTI MONEY LAUNDERING

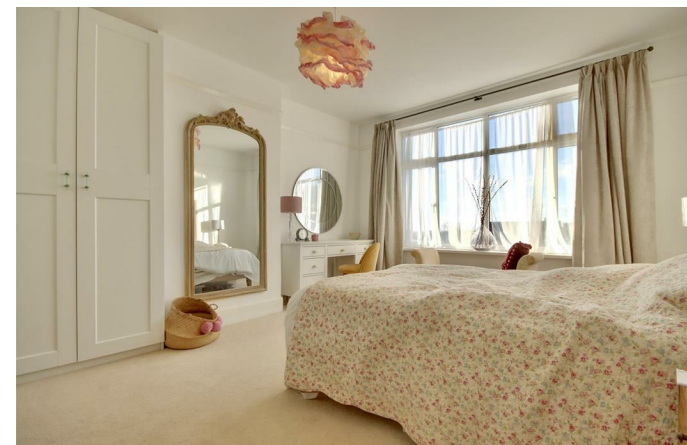
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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

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.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			82
(81-91) B			
(69-80) C		62	
(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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