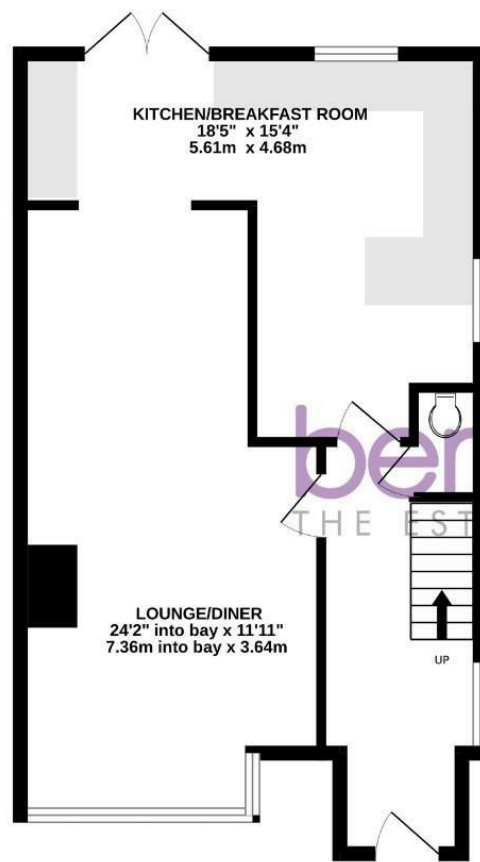
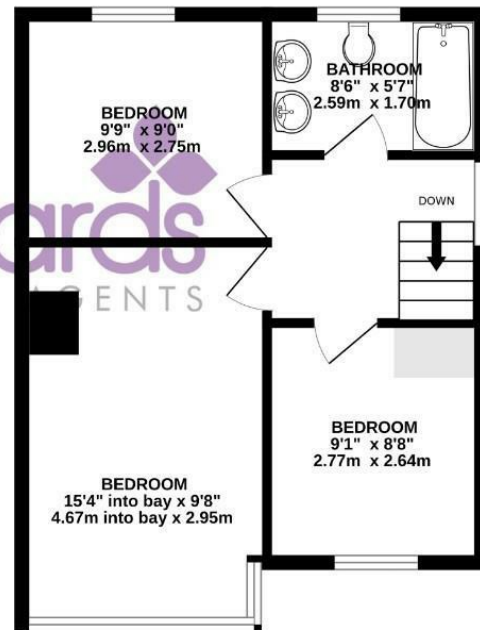


GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.

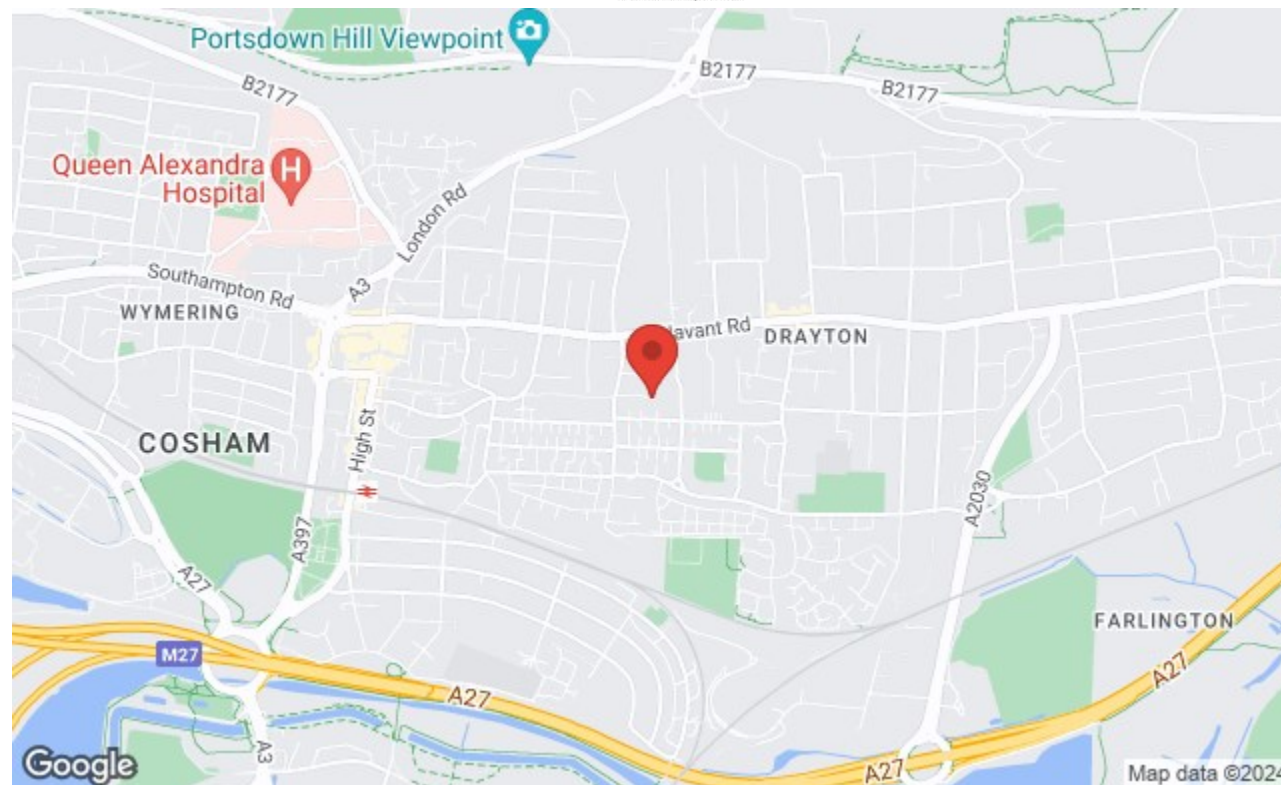


1ST FLOOR
413 sq.ft. (38.4 sq.m.) approx.



TOTAL FLOOR AREA: 953 sq.ft. (88.6 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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Asking Price £440,000

Court Close, Portsmouth PO6 2LU



HIGHLIGHTS

- CUL-DE-SAC SOUGHT AFTER LOCATION
- THREE BEDROOMS
- 24FT LOUNGE / DINER
- LARGE MODERN KITCHEN / BREAKFAST ROOM
- DOWNSTAIRS WC
- FAMILY BATHROOM
- SOUTHERLEY FACE REAR GARDEN
- OFF ROAD PARKING / DRIVE
- BEAUTIFUL FINISH THROUGHOUT
- GARAGE / OUTBUILDING

We are delighted to introduce to the sales market, this beautiful three bedroom semi-detached property in the highly sought after location of Court Close, Drayton.

This wonderful property would make a fantastic family home, and has been maintained to a very high standard.

Upon entering the home you are greeted by a hallway, into the kitchen/breakfast room for all your cooking needs with access to the garden through french style doors.

Off the hallway you have a 24ft lounge/diner which also flows nicely

into the kitchen, giving a great open plan feel.

Upstairs you have the three bedrooms, with the front two offering views over to Portsdown Hill, and the modern family bathroom to complement the upper living space.

Outside the have off road parking to the front with a shared drive that leads to the garage / outbuilding that flows lovely into the south facing garden with its lawn, flowers, and plants.

Call Bernards on 02392 728091

Call today to arrange a viewing

02392 728 091

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PROPERTY INFORMATION

LOUNGE / DINER
24'1" x 11'11" (7.36 x 3.64)

KITCHEN /BREAKFAST ROOM
18'4" x 15'4" I-shape (5.61 x 4.68 I-shape)

BEDROOM ONE
15'3" x 9'8" (4.67 x 2.95)

BEDROOM TWO
9'8" x 9'0" (2.96 x 2.75)

BEDROOM THREE
9'1" x 8'7" (2.77 x 2.64)

BATHROOM

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.

REMOVAL QUOTES

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.

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.

ANTI-MONEY LAUNDERING (AML)

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		70	81
(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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