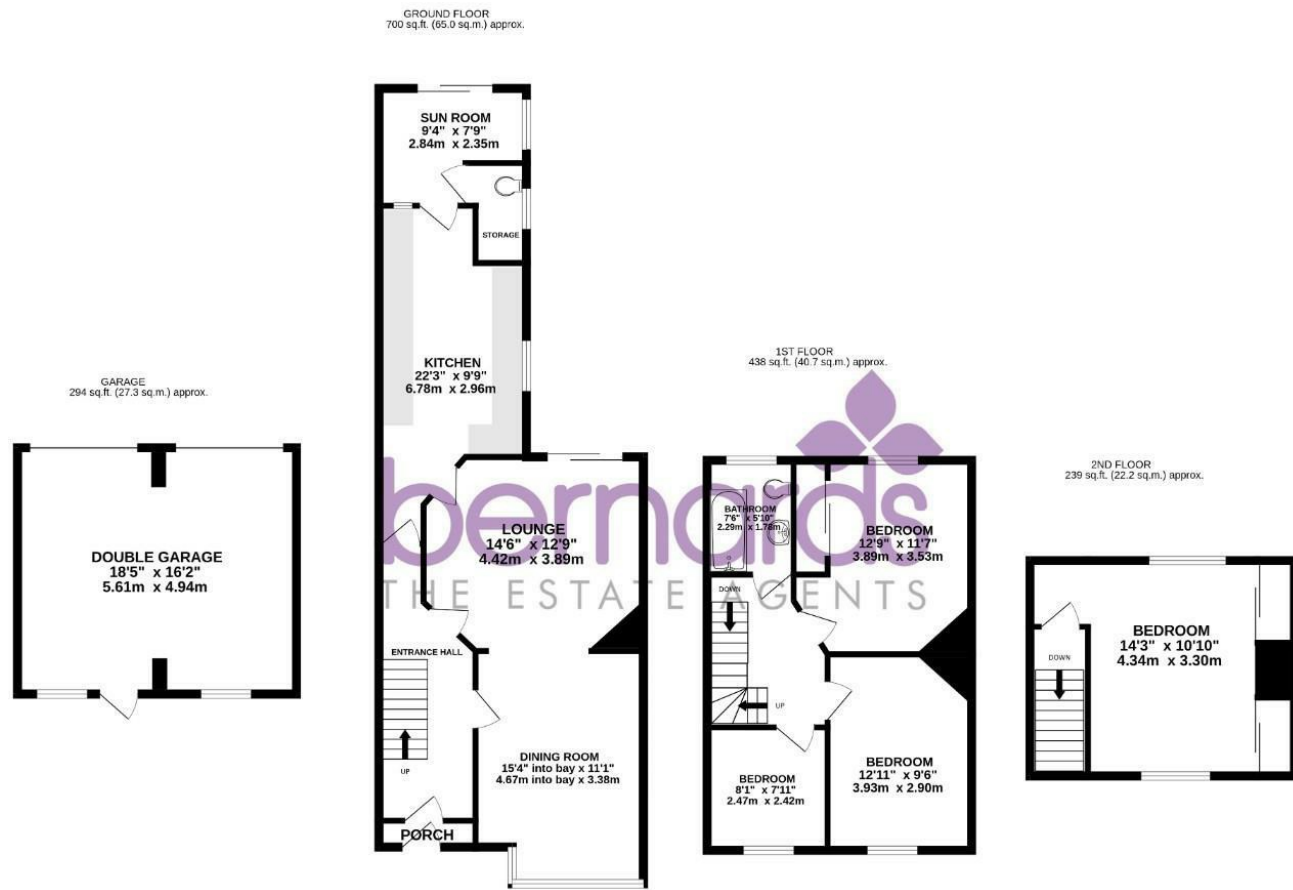


FOR SALE

Offers In Excess Of £325,000

Pitreavie Road, Portsmouth PO6 2ST

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1671 sq.ft. (155.2 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 ©2024



4 bedrooms, 1 bathroom, 2 reception rooms

HIGHLIGHTS

- FOUR BEDROOMS
- MID TERRACE
- POPULAR HIGHBURY ESTATE
- TWO RECEPTION ROOMS
- FITTED KITCHEN
- DOWNSTAIRS W.C.
- ENCLOSED REAR GARDEN
- CLOSE TO LOCAL AMENITIES
- FAMILY HOME
- A MUST VIEW

*** HIGHBURY ESTATE.. FOUR BEDROOMS***

We are pleased to offer for sale this four bedroom family home located on the ever popular Highbury Estate.

Positioned in Pitreavie Road, off Highbury Grove, its the perfect location if you need to walk to Cosham with local shops and the train station giving links to London.

As you enter the property you are met with an entrance hall with doors off to the dining room, lounge and fitted kitchen. Off the back of the kitchen is a garden room housing a downstairs

w.c. and doors leading to the garden.

On the first floor are three bedrooms, two being doubles, and the family bathroom. Onto the top floor there is a further fourth double bedroom.

To the rear of the garden there is a double garage which can be accessed easily via a slip road at the end of the terrace.

This is a wonderful opportunity to secure a family home, whether it be a first time purchase or a downsize.

Call to book an appointment to view 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

ENTRANCE HALL

DINING ROOM
15'3" x 11'1" (4.67 x 3.38)

LOUNGE
14'6" x 12'9" (4.42 x 3.89)

KITCHEN
22'2" x 9'8" (6.78 x 2.96)

SUN ROOM
9'3" x 7'8" (2.84 x 2.35)

W.C.

LANDING

BEDROOM 1
12'9" x 11'6" (3.89 x 3.53)

BEDROOM 2
12'11" x 9'6" (3.96 x 2.90)

BEDROOM 3
8'1" x 7'11" (2.47 x 2.42)

BATHROOM
7'6" x 5'6" (2.29 x 1.70)

TOP LANDING

BEDROOM 4
14'2" x 10'9" (4.34 x 3.30)

GARDEN

GARAGE
18'4" x 16'2" (5.61 x 4.94)

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

BERNARDS 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/ 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.

COUNCIL TAX BAND C

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.



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

Scan here to see all our properties for sale and rent



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

