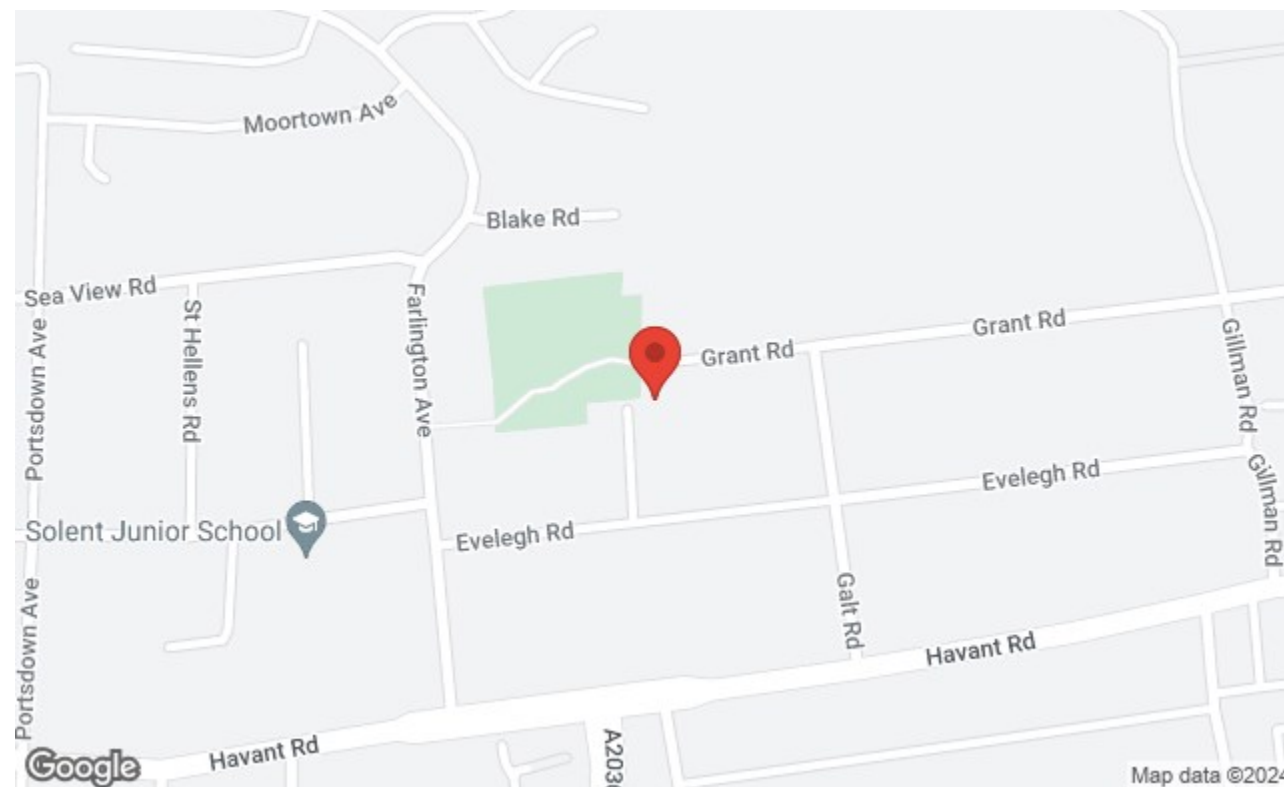
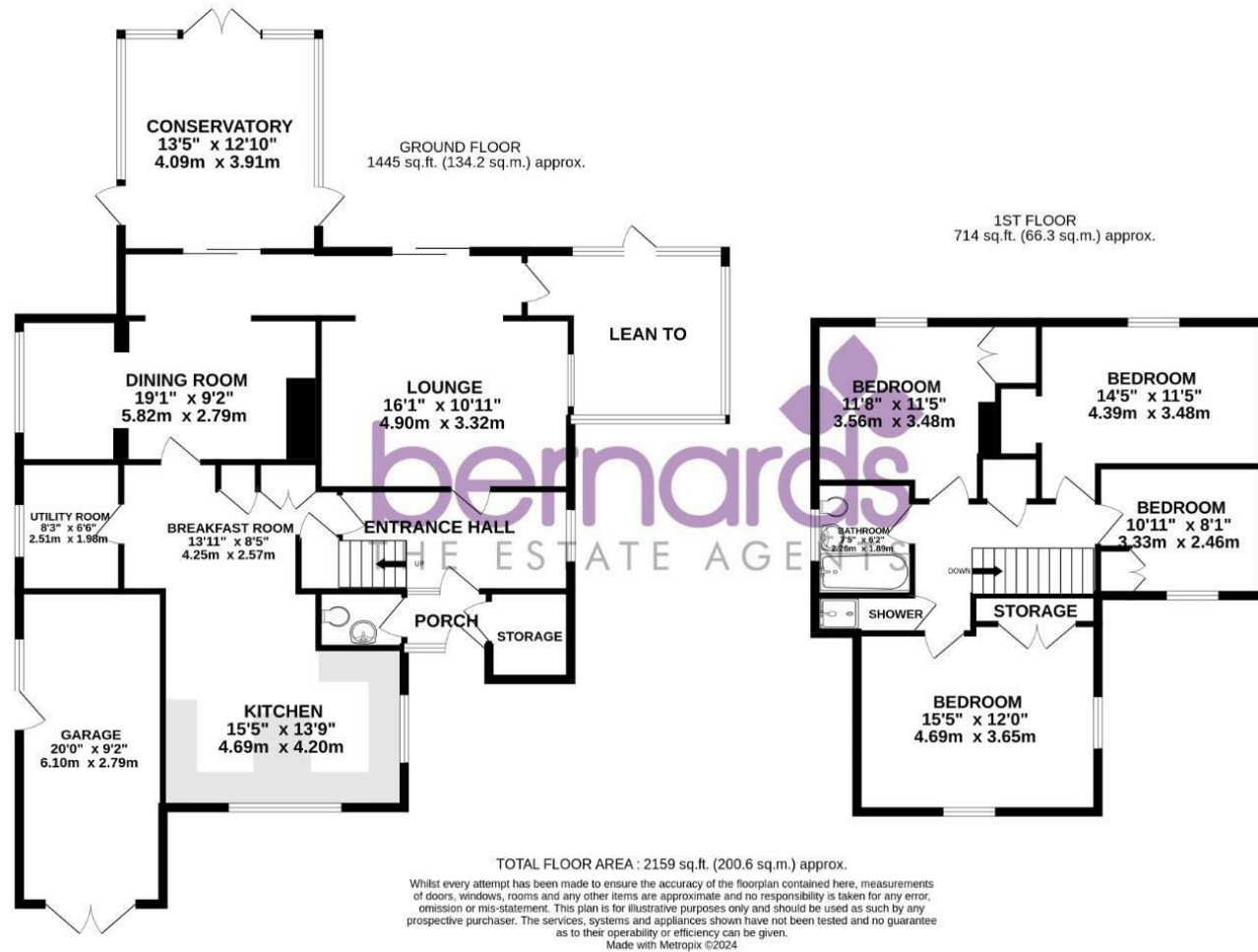


FOR SALE

£600,000

Grant Road, Portsmouth PO6 1DX

bernards THE ESTATE AGENTS



4 1 3

HIGHLIGHTS

- ❖ DETACHED
- ❖ FOUR BEDROOMS
- ❖ THREE RECEPTION ROOMS
- ❖ CONSERVATORY
- ❖ CLOAKROOM
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ UTILITY ROOM
- ❖ LARGE SOUTH FACING GARDEN
- ❖ PARKING FOR 2/3 CARS
- ❖ YOU REALLY NEED TO VIEW TO APPRECIATE THE SIZE THIS PROPERTY HAS TO OFFER!

FOUR BEDROOM - LARGE SOUTH-FACING GARDENOVER 2000SQF!***

We are delighted to bring to the sales market this four bedroom detached property in the popular location of Grant road.

The property was designed and built in the 1960's in this popular residential, elevated cul-de-sac within easy access of recreation grounds, commutable road links, bus routes, shopping amenities and within the catchment for both Solent and Springfield Schools (subject to confirmation).

As you enter the property you are greeted

by a porch with a good size storage area and w.c. this then leads into a hallway that is both light and airy. Onto the sitting room which opens onto the sunroom, dining room, conservatory, study area, kitchen / breakfast room and utility room. A unique layout which offers multiple functions. Upstairs you have four bedrooms, a shower room and family bathroom.

To the rear you have a large southerly facing garden.

Garage, carport and driveway making this a property not to be missed.

Please call to view to avoid missing out on this unique family home in Drayton.

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

CLOAKROOM

STORAGE

LOUNGE
16'0" x 10'10" (4.90 x 3.32)

DINNING ROOM
19'1" x 9'1" (5.82 x 2.79)

BREAKFAST ROOM
13'11" x 8'5" (4.25 x 2.57)

UTILITY ROOM
8'2" x 6'5" (2.51 x 1.98)

KITCHEN
15'4" x 13'9" (4.69 x 4.20)

CONSERVATORY
13'5" x 12'9" (4.09 x 3.91)

LEAN TO

GARAGE
20'0" x 9'1" (6.10 x 2.79)

BEDROOM ONE
15'4" x 11'11" (4.69 x 3.65)

BEDROOM TWO
11'8" x 11'5" (3.56 x 3.48)

BEDROOM THREE
14'4" x 11'5" (4.39 x 3.48)

BEDROOM FOUR
10'11" x 8'0" (3.33 x 2.46)

BATHROOM
7'4" x 6'2" (2.25 x 1.89)

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 conveyance 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.

COUNCIL TAX
The local authority is Havant borough council/Portsmouth city Council.

BAND :
YEARLY £:
MONTHLY £:

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

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			
(81-91) B			
(69-80) C		70	80
(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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