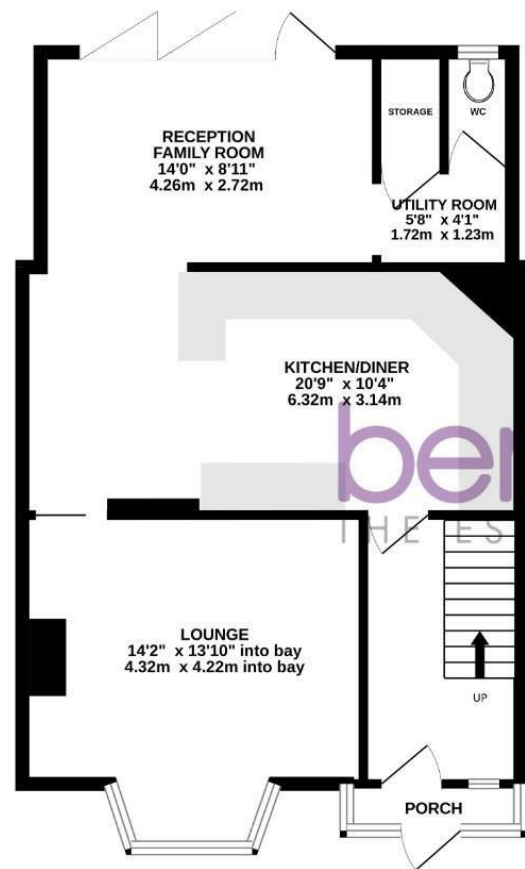


GROUND FLOOR
638 sq.ft. (59.3 sq.m.) approx.

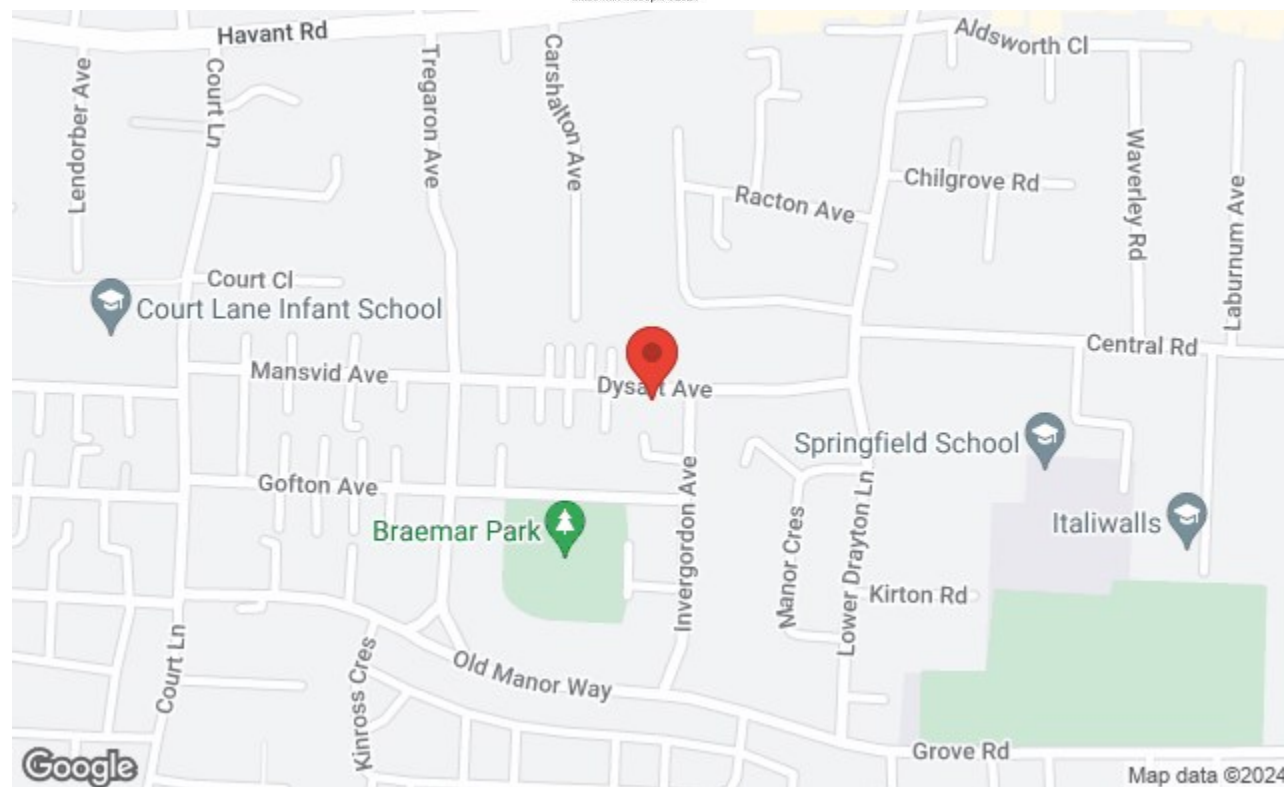


1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



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TOTAL FLOOR AREA: 1126 sq.ft. (104.6 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



Offers Over £325,000

Dysart Avenue, Portsmouth PO6 2LZ

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HIGHLIGHTS

- ❖ MID-TERRACE
- ❖ THREE BEDROOMS
- ❖ EXTENDED TO THE REAR
- ❖ MODERN THROUGHOUT
- ❖ CLOAKROOM
- ❖ BI-FOLDS
- ❖ FANTASTIC FAMILY HOME
- ❖ CLOSE TO SCHOOLS
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ A MUST SEE!

**** THREE BEDROOM** BEAUTIFULLY EXTENDED ** SOUTH FACING GARDEN ****

We are delighted to bring to the sales market this fantastic, mid-terraced house situated along the sought-after location of Dysart Avenue, Drayton. This property is perfect for those looking for a beautiful/modern family home

This home offers spacious rooms throughout with downstairs comprising; lounge with bay, modern fitted kitchen/diner which flows through to the extension making it fantastic for entertaining! To the rear

of the house you also have the cloakroom and a separate utility room. With the south facing garden and bi-folding doors the property is flooded with natural light! Upstairs the space continues with two double bedrooms, a good size single and a modern fitted bathroom!

The back garden benefits from rear access.

This property really is ready for the next family to move in to and enjoy everything that is on offer! To arrange your internal viewing on this home, please contact the Drayton Branch on 02392 728091.

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

14'2" x 13'10" (4.32 x 4.22)

KITCHEN/DINER

20'8" x 10'3" (6.32 x 3.14)

FAMILY ROOM

13'11" x 8'11" (4.26 x 2.72)

STORAGE

W/C

UTILITY ROOM

5'7" x 4'0" (1.72 x 1.23)

BEDROOM ONE

14'7" x 11'5" (4.45 x 3.48)

BEDROOM TWO

14'7" x 10'5" (4.47 x 3.20)

BEDROOM THREE

11'5" x 8'2" (3.48 x 2.50)

BATHROOM

8'2" x 5'8" (2.50 x 1.73)

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.

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : C

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 (92-100) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
72	
England & Wales	EU Directive 2002/91/EC

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