

FOR SALE

£400,000

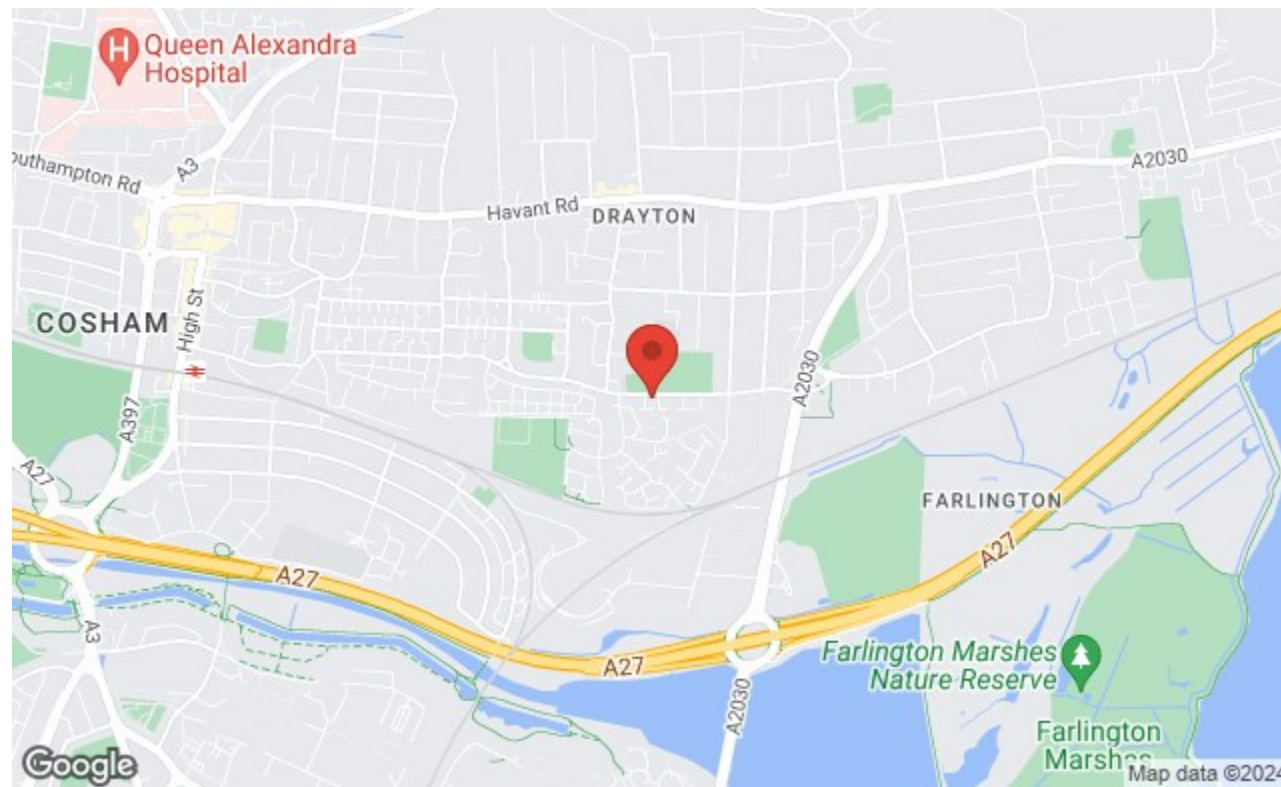
Grove Road, Portsmouth PO6 1PT

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1746 sq.ft. (162.2 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 living areas

HIGHLIGHTS

- FOUR BEDROOMS
- TERRACED HOUSE
- EXTENDED TO REAR
- LOFT EXTENSION
- POTENTIAL FOR EN-SUITE
- KITCHEN/DINER
- DOWNSTAIRS W.C.
- GARAGE TO REAR
- FINISHED TO A HIGH STANDARD
- VIEWING RECOMMENDED

EXTENDED...FOUR BEDROOMS...GARAGE

We are pleased to offer for sale this four bedroom mid terrace family home located in Grove Road Drayton, close to local schools and amenities.

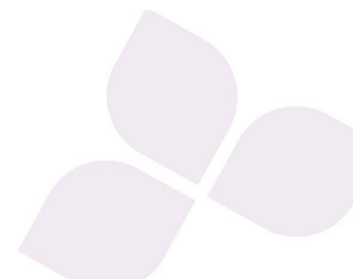
This home has been extended to the rear to give a large kitchen/diner/family room, great for parties or to enjoy time together as a family. Alongside this you have separate lounge and utility room incorporating a w.c.

On the first floor you have three bedrooms and a family bathroom. Up onto the top floor you have a large mast bedroom with a room that has potential to make into an en-suite.

Outside you have a garden with rear access and garage which you can reach via a service road.

Overall this lovely family home is one not to be missed, call today to book a viewing.

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

PORCH

ENTRANCE HALL

LOUNGE

14'2" x 11'6" (4.33 x 3.51)

KITCHEN/DINER

26'6" x 18'4" (8.09 x 5.61)

W.C/UTILITY

7'10" x 3'10" (2.41 x 1.19)

LANDING

BEDROOM 2

14'9" x 11'6" (4.50 x 3.51)

BEDROOM 3

13'1" x 11'1" (3.99 x 3.38)

BEDROOM 4

7'8" x 6'9" (2.34 x 2.08)

BATHROOM

7'4" x 6'11" (2.26 x 2.13)

SECOND FLOOR

BEDROOM 1

18'0" x 16'4" (5.51 x 4.98)

GARAGE

20'11" x 13'9" (6.40 x 4.20)

GARDEN

COUNCIL TAX BAND C

£1761 per annum

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.

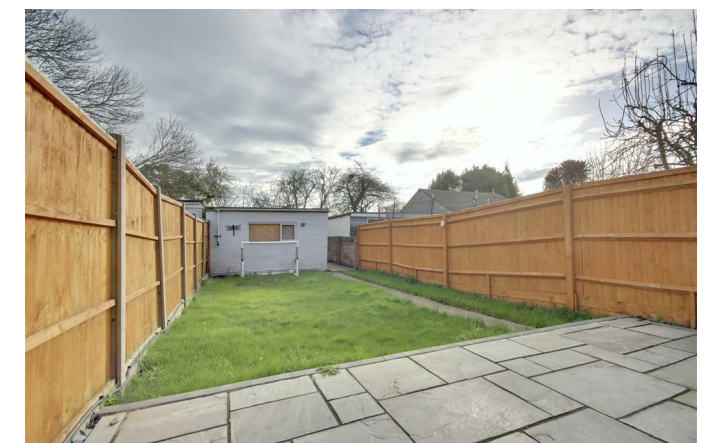
BERNARDS MORTGAGE & PROTECTION

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!

STAFF DISCLOSURE

We hereby disclose the fact that the Seller either works for Bernard's Estate Agents or is related to a member of staff. Please feel free to clarify the position with your local office.



Energy Efficiency Rating	
Current	Potential
	82
	62
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small> <small>England & Wales</small>	



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