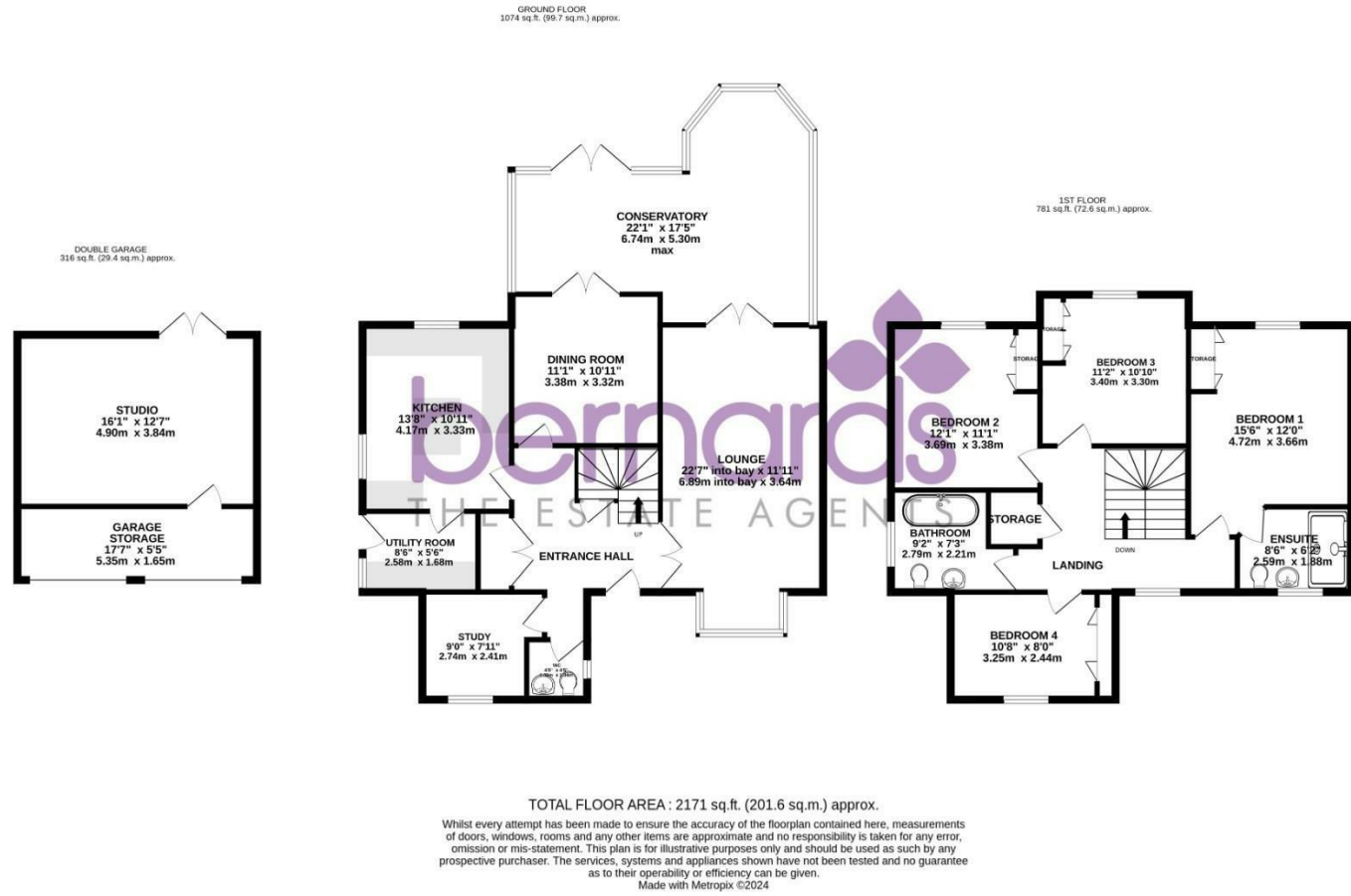


FOR SALE

Offers In Excess Of £575,000

Arran Close, Portsmouth PO6 3UD

bernards THE ESTATE AGENTS



4 bedrooms, 2 bathrooms, 3 reception rooms

HIGHLIGHTS

- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- PRIVATE ESTATE / CUL-DE-SAC
- LARGE CONSERVATORY
- DRIVE
- FITTED KITCHEN WITH ISLAND
- FAMILY BATHROOM AND EN-SUITE
- PAVED REAR GARDEN
- GARAGE / BAR / GYM
- ALMOST 2200 SQFT

We are thrilled to introduce to the sales market, this extended four bedroom detached property, in the much sought after private estate of Cosham heights , Portsmouth.

Located in a quiet cul-de-sac the property boasts off road parking and a detached double garage that has storage to the front, and the rear has been turned into bar / studio which leads on to the block paved low-maintenance rear garden with raised flower beds and planters.

Moving into the home you are greeted with approximately 2200 sqft of accommodation split over two levels.

On the ground floor, you have a lovely welcoming entrance hall, fitted kitchen with island and utility room , Dining room , Lounge and a 22ft conservatory !.

On the first floor you have a spacious landing, four double bedrooms, with the main bedroom having an en-suite, and a modern family bathroom .

To view this wonderful property please call Bernards on 02392 728091

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

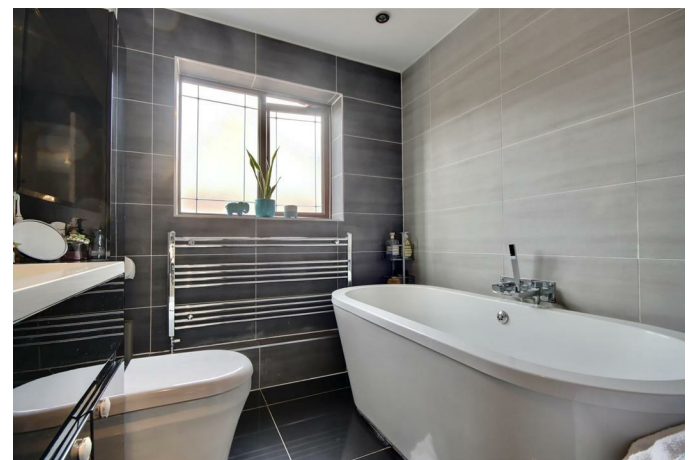
- STUDY**
- ENTRANCE HALL**
- KITCHEN**
13'8" x 10'11" (4.17 x 3.33)
- UTILITY ROOM**
8'5" x 5'6" (2.58 x 1.68)
- LOUNGE**
21'11" x 11'11" (6.69 x 3.64)
- DINING ROOM**
11'1" x 10'10" (3.38 x 3.32)
- CONSERVATORY**
22'1" x 17'4" (6.74 x 5.30)
- LANDING**
- BEDROOM ONE**
15'5" x 12'0" (4.72 x 3.66)
- EN-SUITE**
8'5" x 6'2" (2.59 x 1.88)
- BEDROOM TWO**
12'1" x 11'1" (3.69 x 3.38)
- BEDROOM THREE**
11'1" x 10'9" (3.40 x 3.30)
- BEDROOM FOUR**
10'7" x 8'0" (3.25 x 2.44)
- BATHROOM**
9'1" x 7'3" (2.79 x 2.21)
- GARAGE / STUDIO**
17'6" x 18'0" (5.35 x 5.49)

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

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. 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.

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.

ANTI MONEY LAUNDERING
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



Energy Efficiency Rating	
Current	Potential
71	83

Very energy efficient - lower running costs
(92 plus) A
(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



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