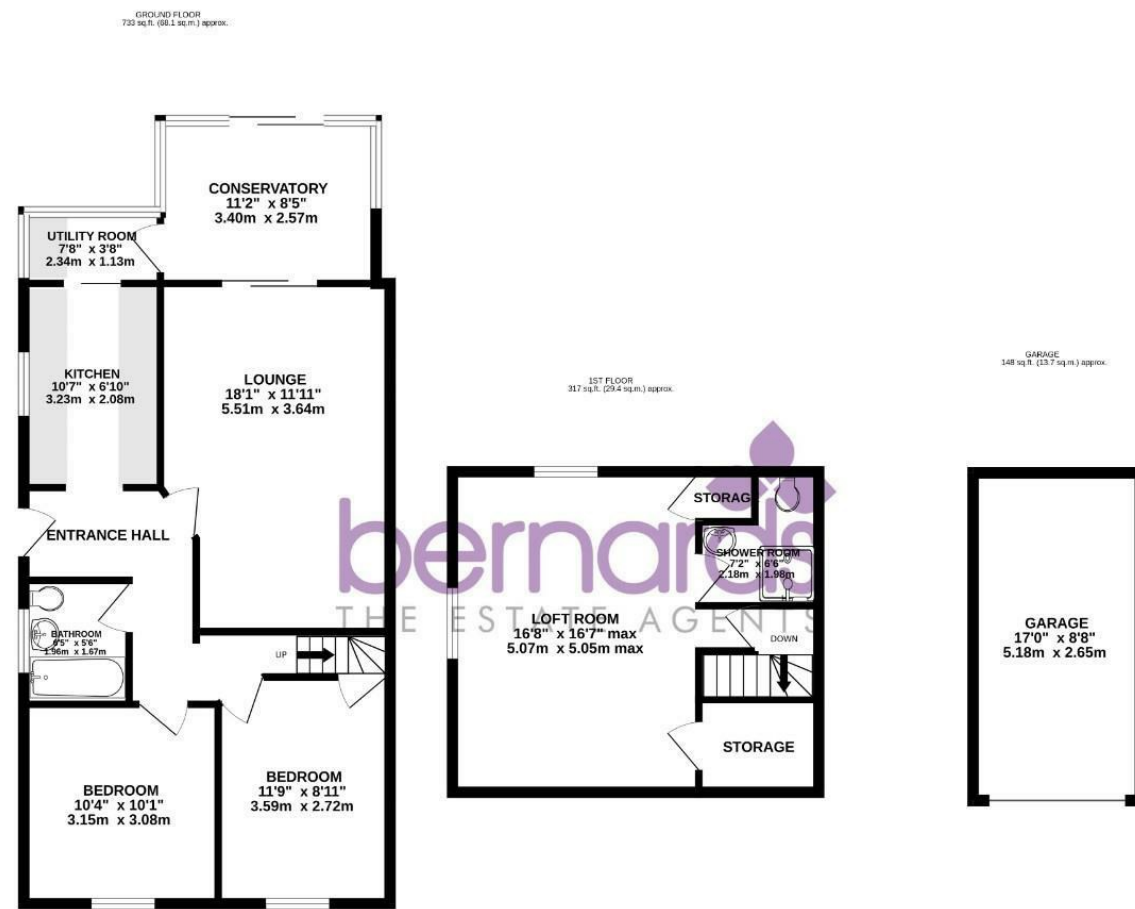


**FOR SALE**

Offers Over £330,000

Courtmount Grove, Portsmouth PO6 2BN

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1198 sq.ft. (111.3 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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**HIGHLIGHTS**

- ❖ NO FORWARD CHAIN
- ❖ OFF ROAD PARKING
- ❖ GARAGE
- ❖ TWO DOUBLE BEDROOMS
- ❖ LOUNGE
- ❖ CONSERVATORY
- ❖ FITTED KITCHEN
- ❖ LOFTROOM WITH EN-SUITE
- ❖ SOUTH FACING REAR GARDEN
- ❖ SEMI-DETACHED BUNGALOW

NO FORWARD CHAIN , OFF ROAD PARKING/GARAGE

Bernard's Drayton are delighted to welcome to the market a rare opportunity to purchase a two bedroom semi-detached bungalow in the much sought after hillslope location of Courtmount road , Drayton.

The property is being offered with no forward chain, and boasting a modern fitted kitchen with utility area, separate lounge which leads to the conservatory that looks out

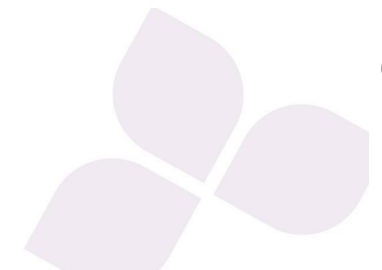
onto the south facing rear garden. The two bedrooms are at the front of the house along with the family bathroom.

Moving upstairs, you have a large loft room with its own en-suite , and viewing over the city.

add in the garage and drive for multiple cars, we believe this will be a popular property.

To book a viewing 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](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**KITCHEN**  
107" x 6'9" (3.23 x 2.08)

**LOUNGE**  
18'0" x 11'11" (5.51 x 3.64)

**CONSERVATORY**  
9'10" x 8'5" (3.0 x 2.57)

**BEDROOM ONE**  
11'9" x 8'11" (3.59 x 2.72)

**BEDROOM TWO**  
11'9" x 8'11" (3.59 x 2.72)

**BATHROOM**  
6'5" x 5'5" (1.96 x 1.67)

**LOFT ROOM**  
16'7" x 16'6" (5.07 x 5.05)

**ENSUITE**  
7'1" x 6'5" (2.18 x 1.98)

**GARAGE**  
16'11" x 8'8" (5.18 x 2.65)

## 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 D**  
£2075



Energy Efficiency Rating	
Current	Potential
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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