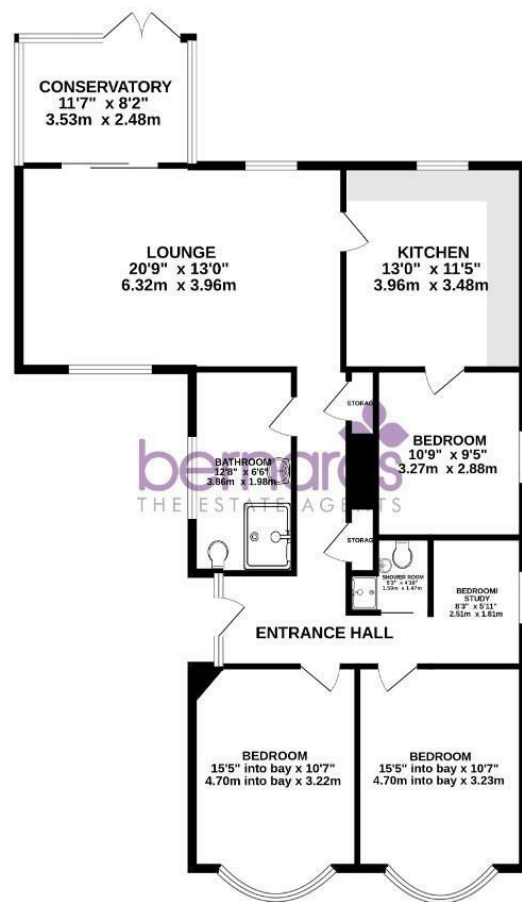
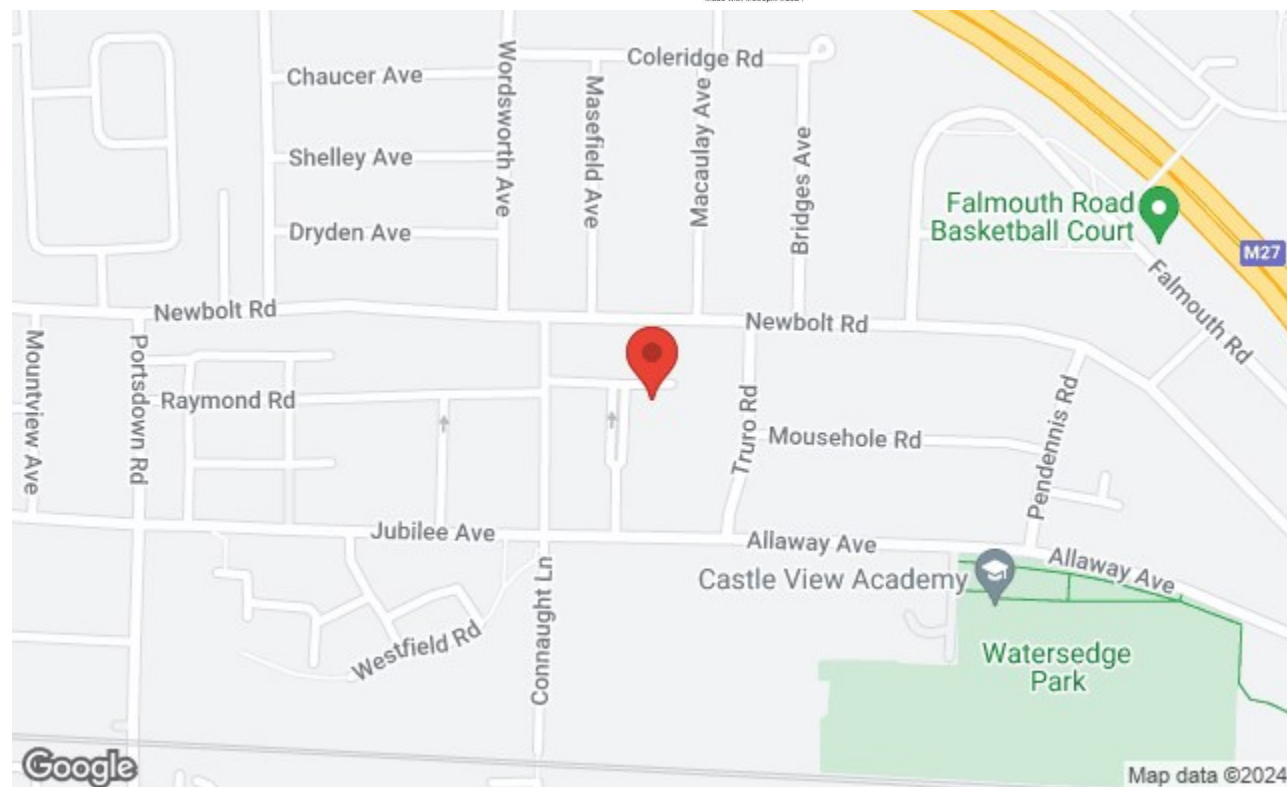


GROUND FLOOR  
1185 sq.ft. (110.1 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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-ascertainment. 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 Metrisia ©2024



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL  
 t: 02392 728 091



Offers In Excess Of £375,000

Pamela Avenue, Portsmouth PO6 4QX



## HIGHLIGHTS

- ❖ DETACHED
- ❖ THREE/FOUR BEDROOMS
- ❖ PARKING
- ❖ CONSERVATORY
- ❖ TWO BATHROOMS
- ❖ LOUNGE
- ❖ LOW MAINTENANCE GARDEN
- ❖ LARGE SHED
- ❖ GREAT SIZE
- ❖ CLOSE TO AMENITIES

\*\*\* DETACHED BUNGALOW ON PAMELA AVENUE - A MUST SEE\*\*\*

We are delighted to welcome to the sales market, this spacious detached bungalow set on a generous corner plot, on the Portchester boarder.

The property comprises of living room/diner, three/four bedrooms, two shower rooms, kitchen, and conservatory.

Moving outside you have a good sized easterly facing low

maintenance rear garden with a large shed / workshop. To the front of the property we have off road parking accessible through private gates.

The property is energy efficient with solar panels on the roof and a smart heating system, and has the potential for expansion with its large attic !

Early viewing is recommended, please call Bernard's on 02392 728091

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk





# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

20'8" x 12'11" (6.32 x 3.96)

## KITCHEN

12'11" x 11'5" (3.96 x 3.48)

## CONSERVATORY

11'6" x 8'1" (3.53 x 2.48)

## BATHROOM

12'7" x 6'5" (3.86 x 1.98)

## BEDROOM ONE

15'5" x 10'6" (4.70 x 3.22)

## BEDROOM TWO

15'5" x 10'7" (4.70 x 3.23)

## BEDROOM THREE

10'8" x 9'5" (3.27 x 2.88)

## BEDROOM FOUR/STUDY

8'3" x 5'11" (2.52 x 1.81)

## SHOWER ROOM

## 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. 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.

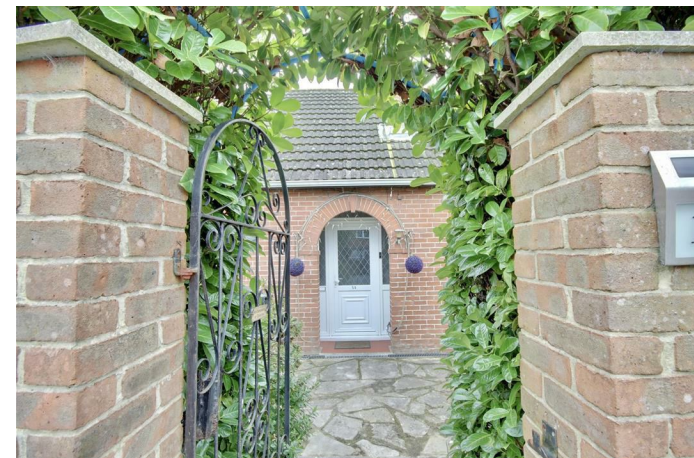
## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND :

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

Scan here to see all our properties for sale and rent



Call today to arrange a viewing  
02392 728 091  
www.bernardsestates.co.uk

