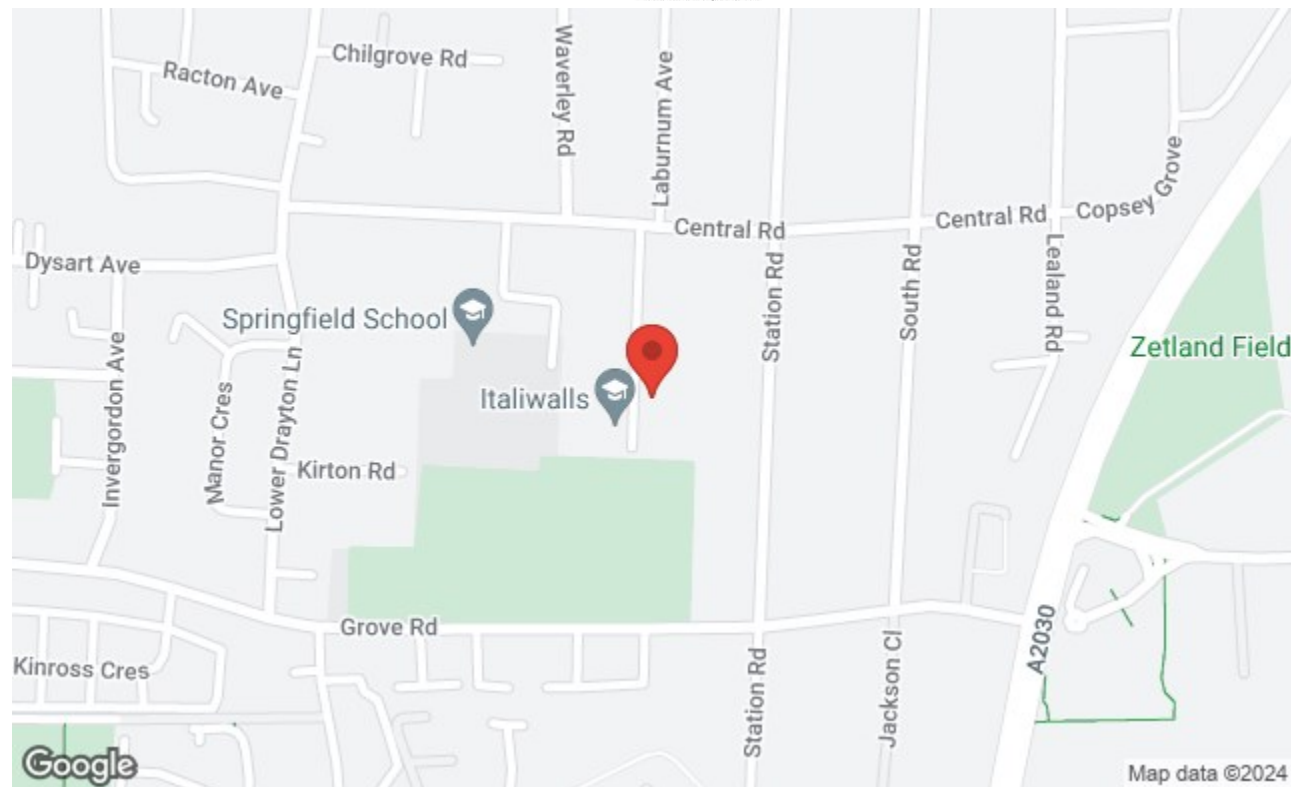


TOTAL FLOOR AREA : 1307 sq.ft. (121.4 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan 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



FOR SALE

Asking Price £475,000

Homefield Road, Portsmouth PO6 1RB

bernards
 THE ESTATE AGENTS



4 bedrooms, 2 bathrooms, 2 living areas

HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ DETACHED BUNGALOW
- ❖ FOUR BEDROOMS
- ❖ OFF ROAD PARKING
- ❖ TWO GARDEN ROOMS
- ❖ LARGE REAR GARDEN
- ❖ OPEN PLAN LIVING
- ❖ TWO BATHROOMS
- ❖ CUL-DE-SAC LOCATION
- ❖ EAST FACING REAR GARDEN

*****NO FORWARD CHAIN *****

We are excited to welcome a substantial and attractive four bedroom detached bungalow located a highly desired road in Drayton.

This superb property has been extended and modernised extensively by the current owners to create a wonderful social layout for any family and must be viewed to be enjoyed.

Comprising front driveway with ample off road parking, a large living room with log burner, which is open plan the kitchen/diner with doors opening onto the rear garden. four generous size

bedrooms with the main bedroom benefitting from a en-suite shower room. The family bathroom completes the accommodation. Bedroom four is currently being used as a utility space, with the option to keep, or use as a four bedroom,

Outside you have a fully landscaped south, east facing garden with two patio areas great for entertaining. A wonderful feature of the garden is that it enjoys two converted outbuildings, functioning ideally as a summer house and home office/salon.

Call Bernards now to book your accompanied viewing.

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

KITCHEN/LOUNGE/DINER
23'1" x 25'10" (7.04m x 7.87m)

BEDROOM ONE
9'5" x 15'1" into bay (2.87m x 4.60m into bay)

ENSUITE
8'5" x 2'8" (2.57m x 0.81m)

BEDROOM TWO
10'5" x 14'10" into bay (3.18m x 4.52m into bay)

BEDROOM THREE
9'9" x 10'5" (2.97m x 3.18m)

BEDROOM FOUR
10'3" x 9'4" (3.12m x 2.84m)

BATHROOM
7'7" x 6' (2.31m x 1.83m)

OUTBUILDING ONE
9'6" x 11'11" (2.90m x 3.63m)

OUTBUILDING TWO
9'6" x 7'8" (2.90m x 2.34m)

ANTI-MONEY LAUNDERING (AML)

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 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!

COUNCIL TAX BAND D

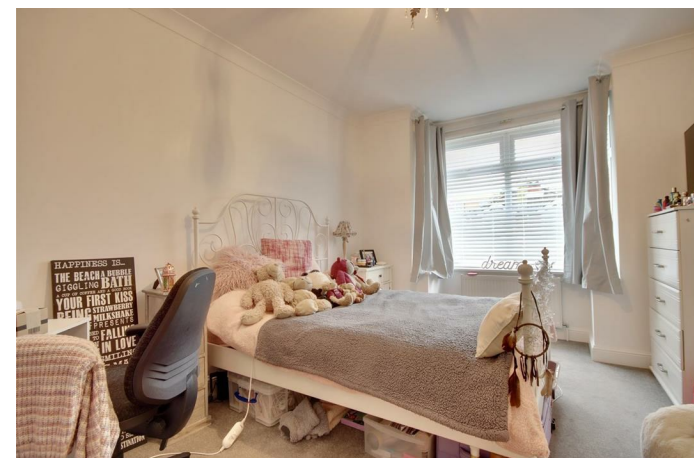
OFFER CHECK PROCEDURE - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

REMOVAL QUOTES

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.

SOLICITOR

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	
England & Wales	EU Directive 2002/91/EC



Call today to arrange a viewing
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