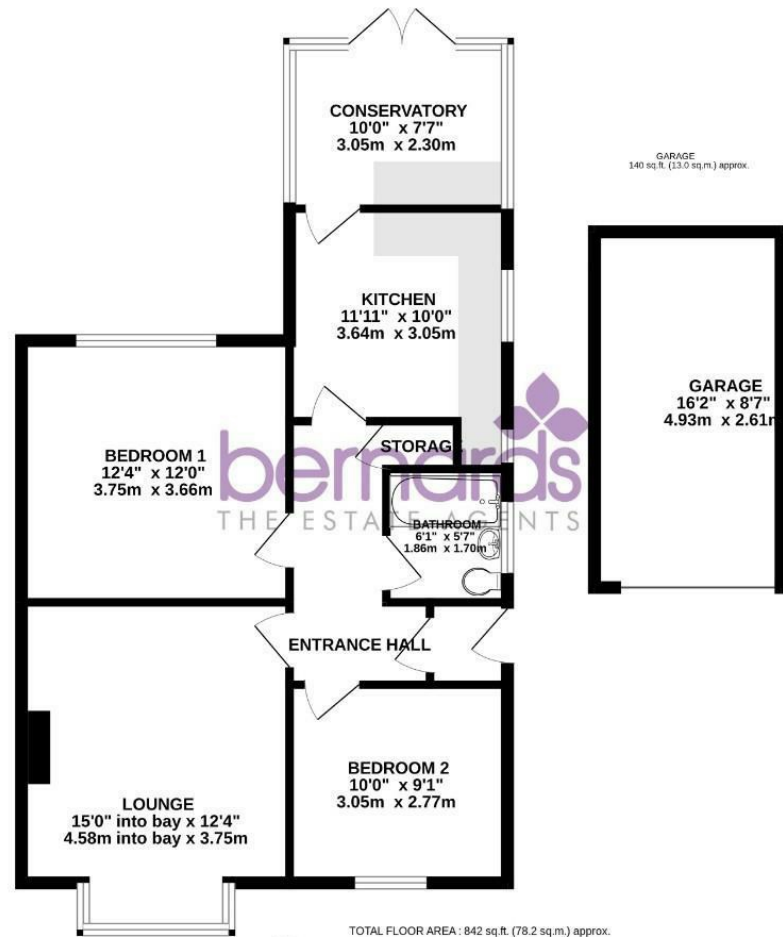


GROUND FLOOR  
702 sq ft. (65.2 sq m.) approx.

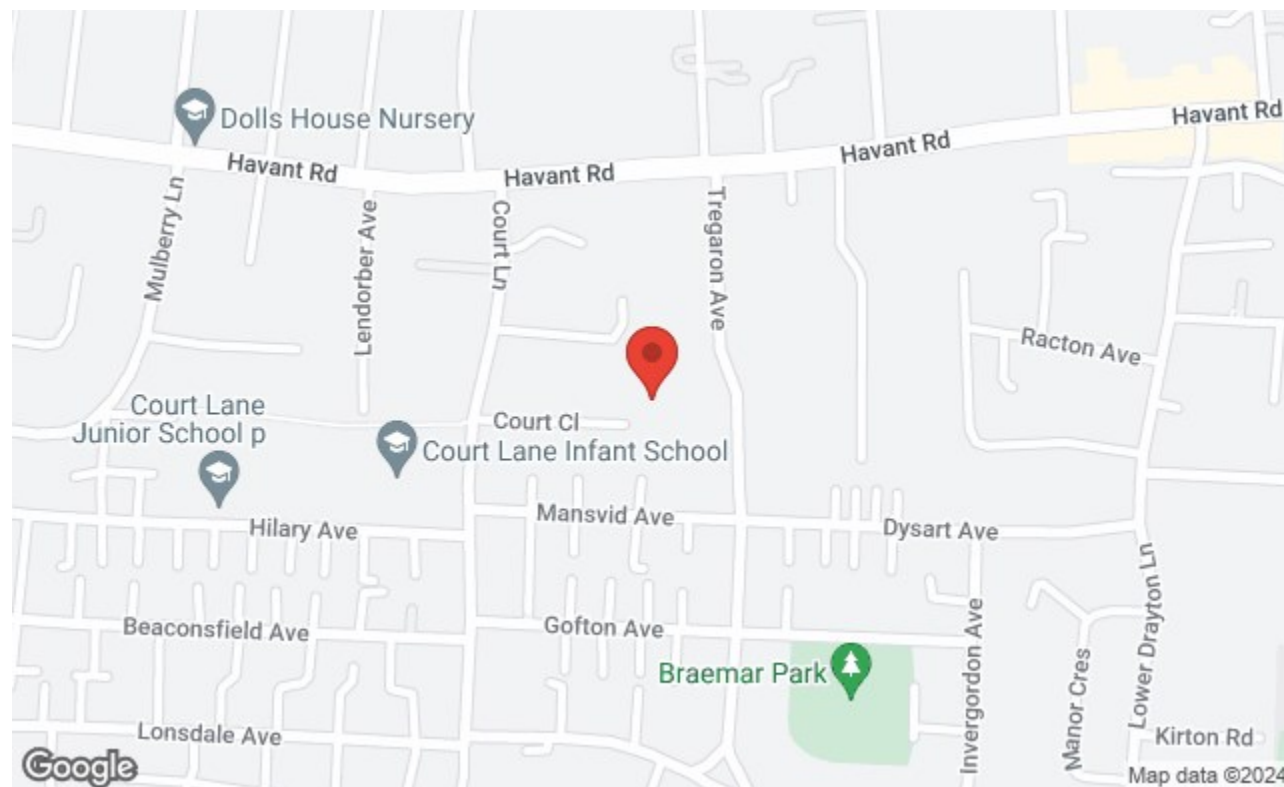


TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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 is given as to their operability or efficiency can be given.  
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Asking Price £415,000

Court Close, Portsmouth PO6 2LU



## HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ 2 BEDROOMS
- ❖ SEMI DETACHED BUNGALOW
- ❖ CONSERVATORY
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ REAR GARDEN
- ❖ CUL-DE-SAC LOCATION
- ❖ A MUST VIEW

**\*\* TWO BEDROOM SEMI DETACHED BUNGALOW...DRAYTON LOCATION\*\***

We are pleased to offer for sale this 2 double bedroom semi detached bungalow. Located in a cul-de-sac just off of Court Lane it is one not to be missed.

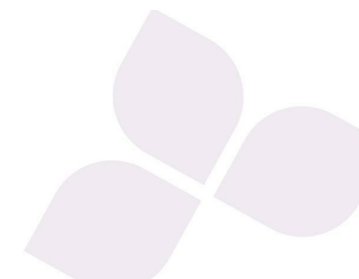
As you approach the property you have a shared driveway leading to a garage with a large garden to the front.

Inside there is a good size lounge over looking the front of the bungalow onto the quiet cul-de-sac.

As you then walk through there is a bathroom two double bedrooms and a kitchen to the rear. Adding more space to this already lovely bungalow is a conservatory over looking the quiet garden.

Add to this the potential for extension, subject to planning, and solar panels to help with the fuel costs this is one not to be missed. Properties don't come up very often in this location so call the Drayton office today to arrange 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

## ENTRANCE HALL

### LOUNGE

15'0" x 12'3" (4.58 x 3.75)

### KITCHEN

11'11" x 10'0" (3.64 x 3.05)

### CONSERVATORY

10'0" x 7'6" (3.05 x 2.30)

### BATHROOM

6'0" x 5'6" (1.85 x 1.70)

### BEDROOM 1

12'3" x 12'0" (3.75 x 3.66)

### BEDROOM 2

10'0" x 9'1" (3.05 x 2.77)

### GARAGE

16'2" x 8'6" (4.93 x 2.61)

### GARDEN

#### 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 C

£1761

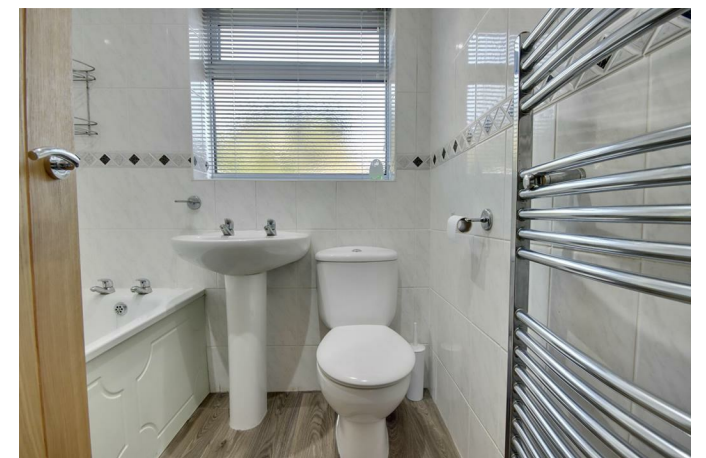
#### REMOVAL QUOTES

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.

#### 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!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	82
(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			

Scan here to see all our properties for sale and rent



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