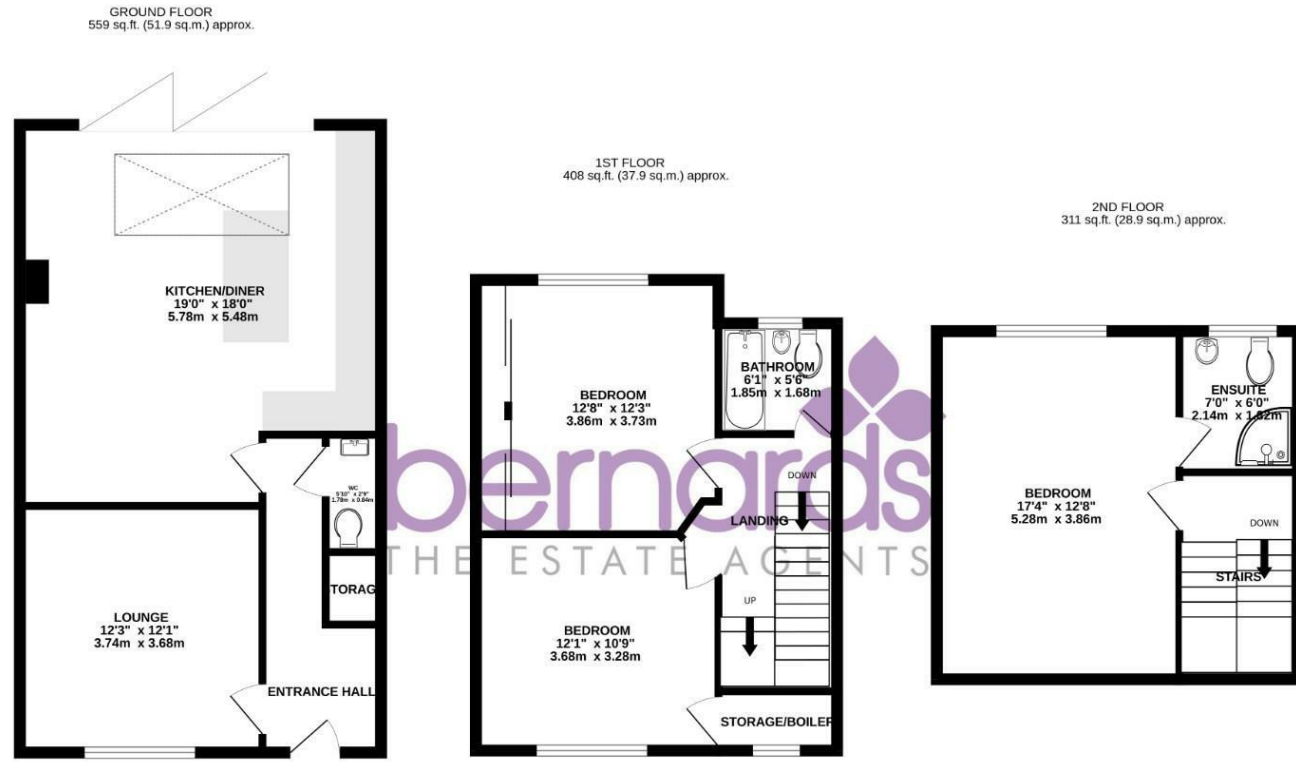


FOR SALE

Offers In Excess Of £425,000

Solent Road, Portsmouth PO6 1HJ

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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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3 2 2

HIGHLIGHTS

- ❖ SEMI-DETACHED
- ❖ DRIVEWAY
- ❖ ELECTRIC CAR CHARGING PORT
- ❖ THREE DOUBLE BEDROOMS
- ❖ BI-FOLDS
- ❖ EN-SUITE
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ MODERN THROUGHOUT
- ❖ PERFECT FAMILY HOME
- ❖ YOU NEED TO SEE THIS!

**** SEMI DETACHED HOME ****
THREE DOUBLE BEDROOMS ** EN-SUITE **

We are delighted to offer to the market this three bedroom, semi detached house in the sought after location of Solent Road, Drayton. Situated just a short walk from Local shops and Schools, it is perfect for those looking for a beautiful family home.

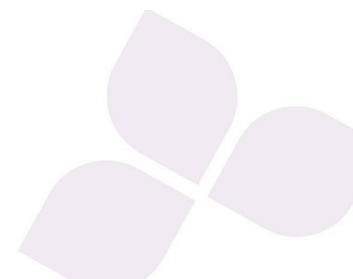
This House has been beautifully modernised throughout and benefits from a ground floor rear

extension creating a fantastic open planned kitchen/diner. Downstairs also benefits from a spacious lounge, W/C and storage space. Upstairs you have two good size bedrooms and the modern family bathroom, The main bedroom is situated on the top floor with an ensuite shower room.

The property benefits from a two car driveway with an EV charging point.

To arrange your viewing please contact Drayton Bernard's 02392728091.

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
 12'3" x 12'0" (3.74 x 3.68)

PORTSMOUTH COUNCIL TAX
 The local authority is Portsmouth City Council.

W/C
 5'10" x 2'9" (1.79 x 0.84)

BAND : B £1614

KITCHEN/DINER
 18'11" x 17'11" (5.78 x 5.48)

BEDROOM ONE
 17'3" x 12'7" (5.28 x 3.86)

EN-SUITE
 7'0" x 5'11" (2.14 x 1.82)

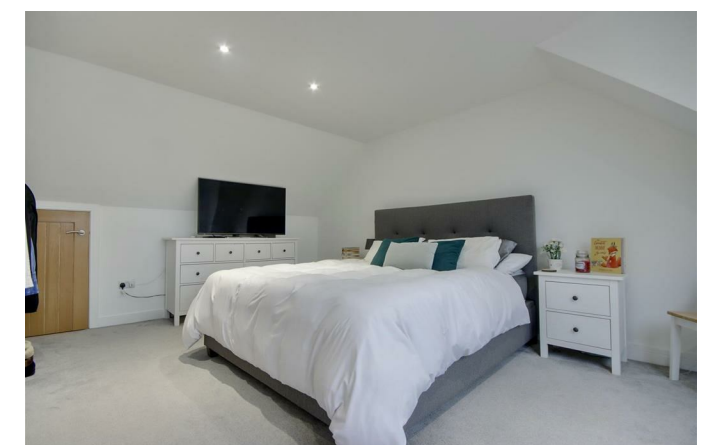
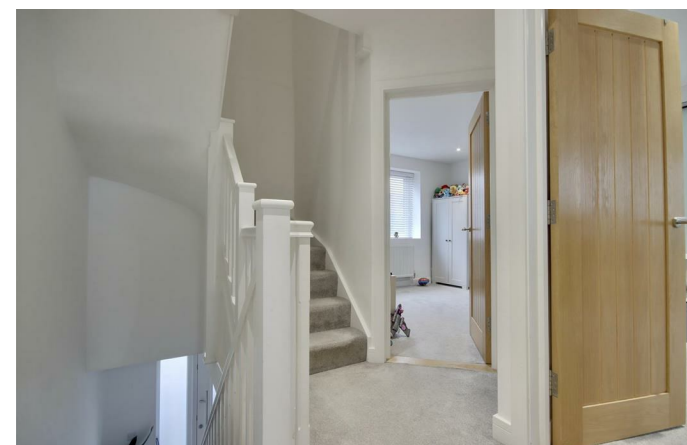
BEDROOM TWO
 12'7" x 12'2" (3.86 x 3.73)

BEDROOM THREE
 12'0" x 10'9" (3.68 x 3.28)

BATHROOM
 6'0" x 5'6" (1.85 x 1.68)

MORTGAGE ADVISOR
 We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK PROCEDURE
 If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		79	86
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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