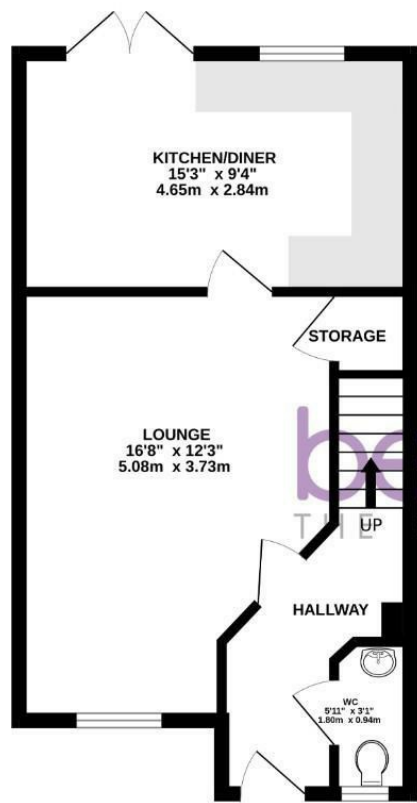
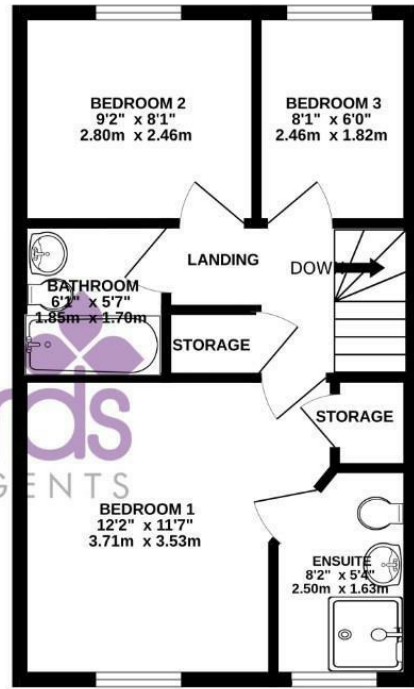


GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.

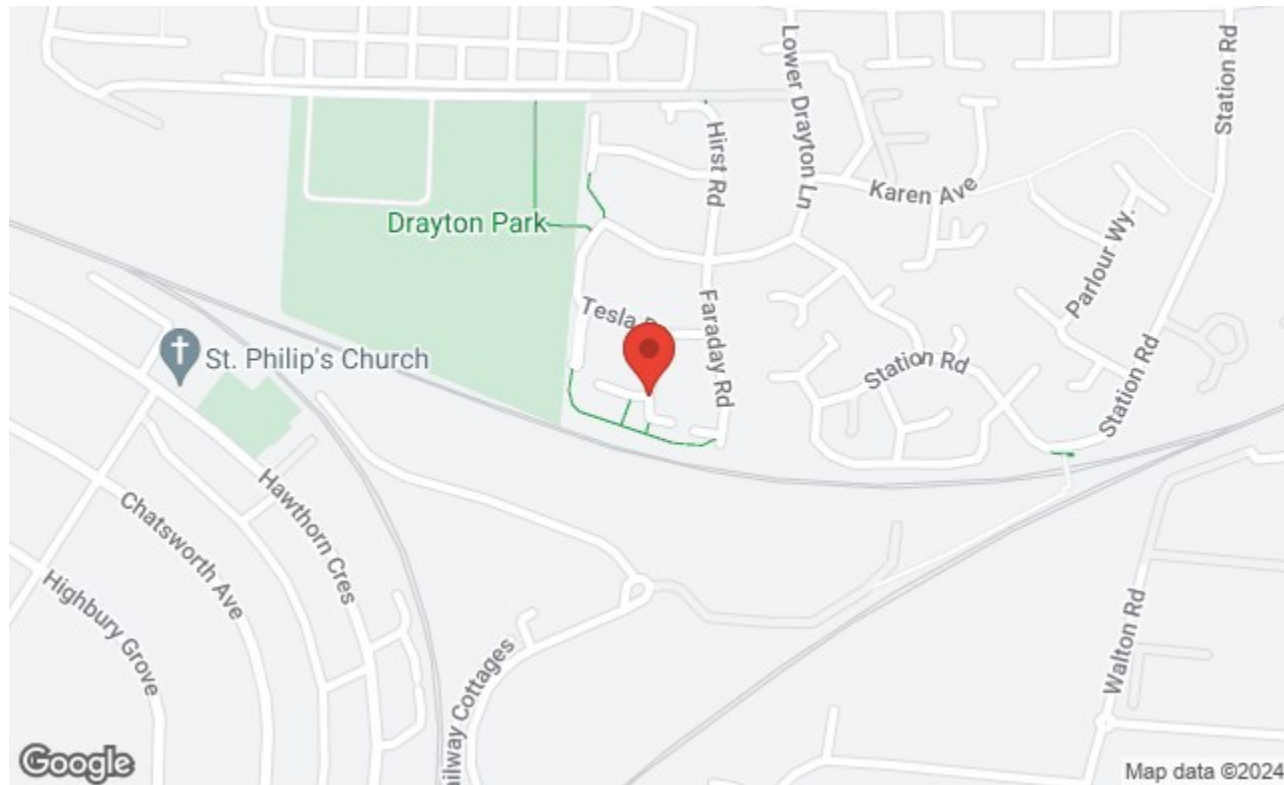


1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



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TOTAL FLOOR AREA: 803 sq.ft. (74.6 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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FOR SALE

Offers Over £300,000

Merz Close, Portsmouth PO6 2LF

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3 2 1

HIGHLIGHTS

- ❖ MID-TERRACED
- ❖ THREE BEDROOMS
- ❖ TWO PARKING SPACES
- ❖ CLOAKROOM
- ❖ LOW MAINTENANCE GARDEN
- ❖ GREAT LOCATION
- ❖ EN-SUITE TO MASTER
- ❖ SCHOOL CATCHMENT
- ❖ PERFECT FOR FAMILIES
- ❖ THE FREEHOLD PENDING

THREE BEDROOM PROPERTY IN DRAYTON CUL-DE-SAC WITH NO FORWARD CHAIN

We are delighted to welcome to the sales market, this beautiful three bedroom, mid-terrace property in the highly sought after location of Merz Close, Drayton.

Nestled in the corner of a cul-de-sac with no passing traffic, this wonderful property would make an ideal purchase for families, boasting a private location, in close proximity to a path and park.

The property includes two off-road parking spaces, opposite the front door.

Entering the property there is a welcoming

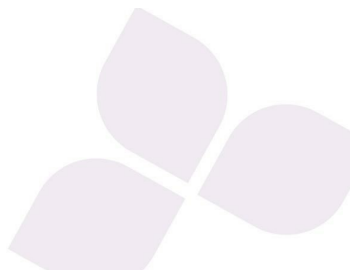
entrance hall, which has access to the w.c., stairs to the upper floor and access into the lounge. The lounge measures over 16ft, and is flooded with natural light and also includes under-stair storage. The kitchen/diner is located at the rear, and includes double doors into the garden. The modern garden is a brilliant size, low maintenance and benefits from rear access.

Upstairs, you have two double bedrooms and a single, with the master benefiting from an en-suite

Completing the property is the fitted bathroom, which acts as the perfect space to relax and unwind.

We strongly recommend booking a viewing on this wonderful property, to avoid disappointment

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

HALLWAY

W/C
5'10" x 3'1" (1.80 x 0.94)

LOUNGE

16'7" x 12'2" (5.08 x 3.73)

KITCHEN/DINER

15'3" x 9'3" (4.65 x 2.84)

BEDROOM ONE

12'2" x 11'6" (3.71 x 3.53)

EN-SUITE

8'2" x 5'4" (2.50 x 1.63)

BEDROOM TWO

9'2" x 8'0" (2.80 x 2.46)

BEDROOM THREE

8'0" x 5'11" (2.46 x 1.82)

BATHROOM

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

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. Bernard's 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.

MORTGAGE ADVISOR

We offer financial services here at Bernard's. 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.

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

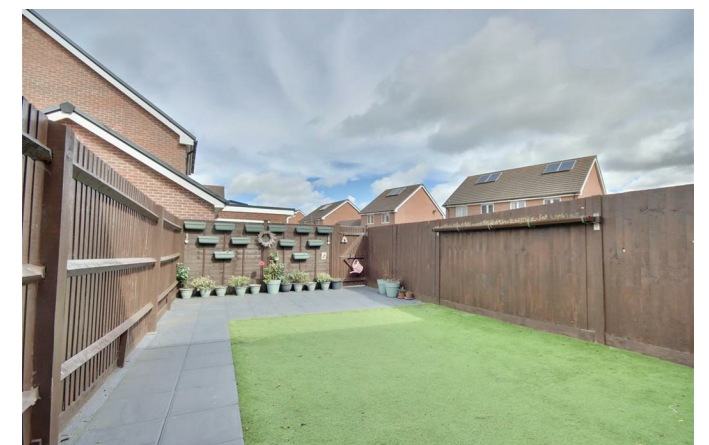
BAND : C

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.

INFORMATION

The property is currently leasehold with a ground rent of £150 per annum. The freehold is being purchased by the seller and will be sold as a freehold property



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) 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	
England & Wales	EU Directive 2002/91/EC



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