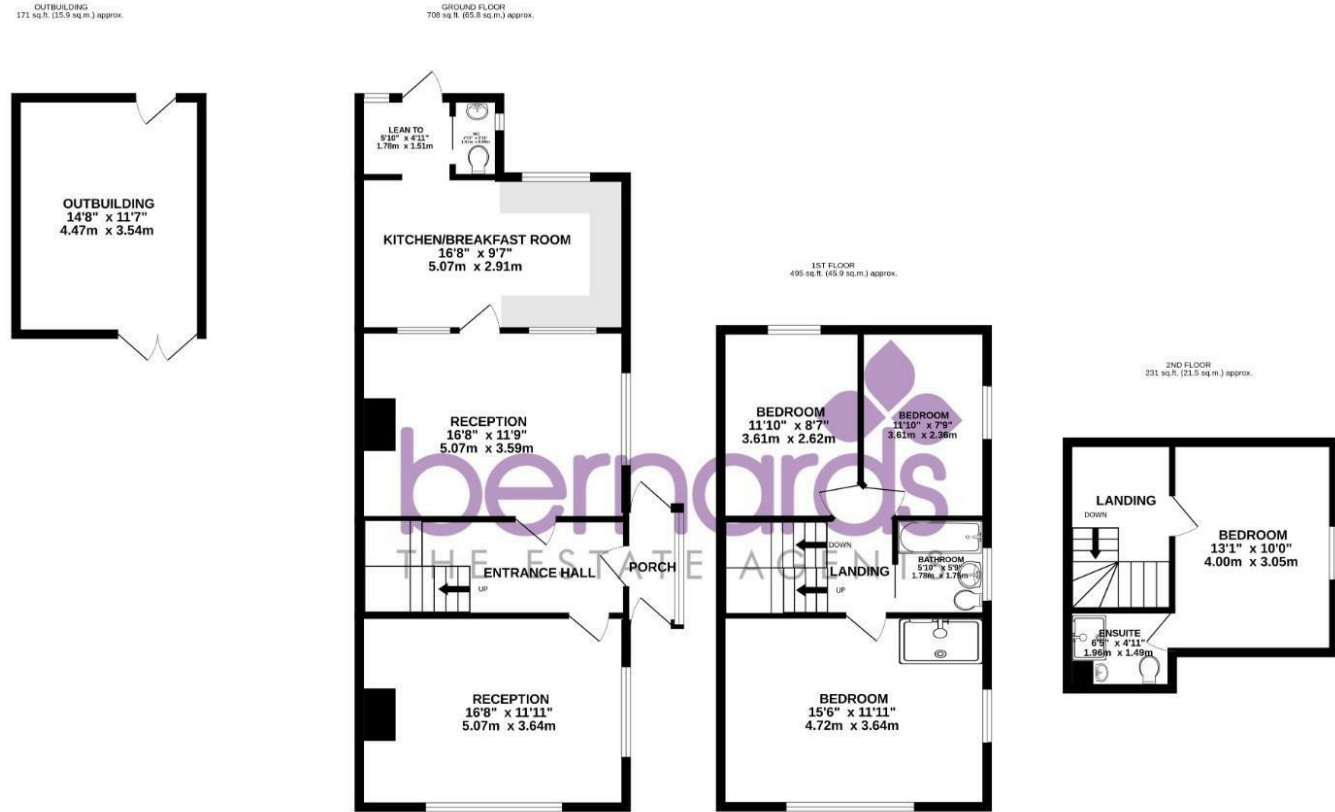


FOR SALE

Offers Over £400,000

Salisbury Road, Portsmouth PO6 2PL

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1604 sq.ft. (149.0 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. Made with Metropix ©2024



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HIGHLIGHTS

- SEMI-DETACHED
FOUR DOUBLE BEDROOMS
TWO RECEPTION ROOMS
EN-SUITE TO MASTER
WESTERLY GARDEN
CLOAKROOM
COSHAM LOCATION
CLOSE TO TRAIN STATION
WALKING DISTANCE TO SHOPS
A MUST SEE!

\*\*\*COSHAM LOCATION - FOUR DOUBLE BEDROOM\*\*\*

We are delighted to introduce to the sales market, this four bedroom semi-detached property in the sought after location of Cosham.

On entrance to the property we are greeted by a welcoming entrance hall of which we have access to light and airy lounge to the front of the property, The second reception room is a great size and almost identical in size to the lounge. The kitchen/diner see's plenty of wall and base units with space for appliances. Completing the downstairs is the lean to and W/C.

Moving upstairs to the first floor, you have three double bedrooms and a spacious bathroom.

Moving to the converted loft room, you have an excellent master bedroom with its ensuite shower room

This property would make a perfect family home, with its location and potential, we strongly advise booking an early viewing 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

## ENTRANCE HALL

## LOUNGE

16'7" x 11'11" (5.07 x 3.64)

## DINING ROOM

16'7" x 11'9" (5.07 x 3.59)

## KITCHEN/BREAKFAST ROOM

16'7" x 9'6" (5.07 x 2.91)

## LEAN TO

5'10" x 4'11" (1.78 x 1.51)

## W/C

## BEDROOM ONE

15'5" x 11'11" (4.72 x 3.64)

## BEDROOM TWO

11'10" x 8'7" (3.61 x 2.62)

## BEDROOM THREE

11'10" x 7'8" (3.61 x 2.36)

## BEDROOM FOUR (LOFT)

13'1" x 10'0" (4.00 x 3.05)

## EN-SUITE

6'5" x 4'10" (1.96 x 1.49)

## OUTBUILDING

14'7" x 11'7" (4.47 x 3.54)

## 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.

## OFFER CHECK PROCEDURE

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

## 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	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	

Scan here to see all our properties for sale and rent



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