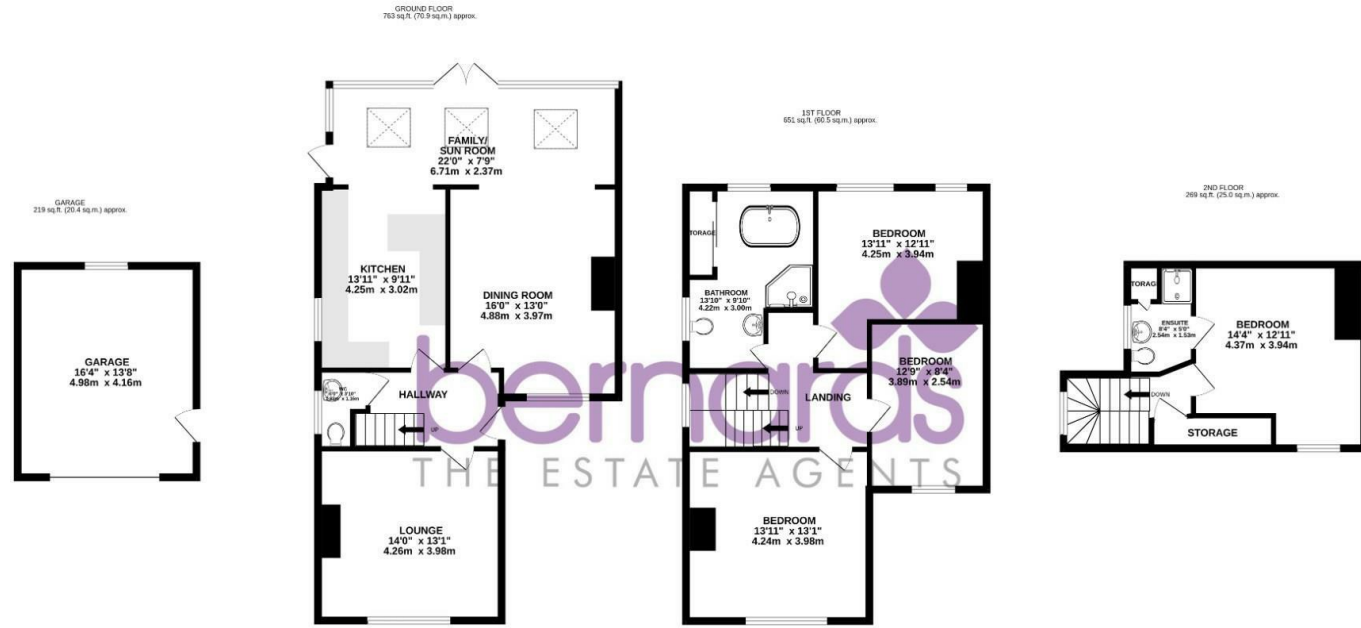


**FOR SALE**

Offers In Excess Of £600,000

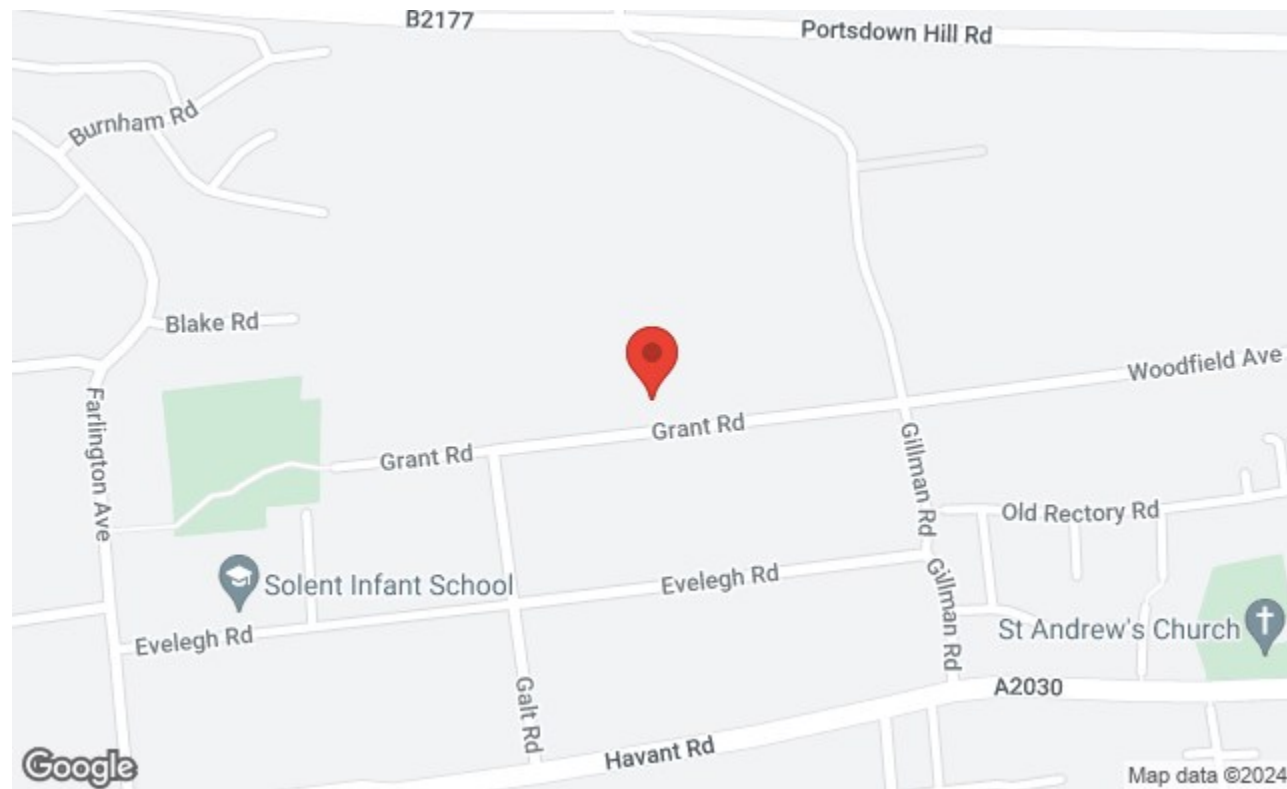
Grant Road, Portsmouth PO6 1DU

**bernards**  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1902 sq.ft. (176.7 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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## HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ DRIVE & PARKING
- ❖ SEMI-DETACHED
- ❖ SOUGHT AFTER HILL-SLOPE LOCATION
- ❖ THREE RECEPTION ROOMS
- ❖ AMAZING VIEWS ACROSS THE CITY
- ❖ LARGE REAR GARDEN
- ❖ GARAGE
- ❖ FITTED KITCHEN
- ❖ FOUR PIECE FAMILY BATHROOM

\*\*\*AMAZING VIEWS \*\*\*FOUR BEDROOMS\*\*\*

Bernards are delighted to welcome to the sales market this four bedroom semi-detached house, in the much sought after hill-slope location of Grant road.

Split over three levels, and offering circa 1900 sqft of accommodation this a super family home.

On entering the property you are greeted with a hallway that leads to the lounge, kitchen and dining room. At the back of the kitchen and dining room is a 22ft sunroom that spans across the back of the house and looks out onto the rear garden.

Moving to the first floor there is three spacious bedrooms and the four piece family bathroom.

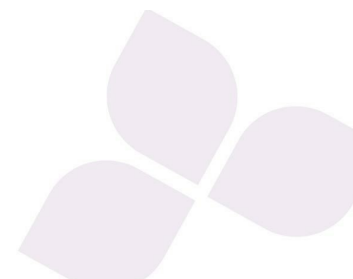
The final floor has the last bedroom and en-suite, with amazing panoramic views of Portsmouth and surrounding areas.

Outside you have a drive and parking that leads to a garage with its power and light.

The rear garden is circa 100ft long and backs onto the farlington reservoir, so your no over looked apart from the horses grazing in the field!

To Book a viewing on this super home please call Bernards on 02392 728091

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

**LOUNGE**  
13'11" x 13'0" (4.26 x 3.98)

**KITCHEN**  
13'11" x 9'10" (4.25 x 3.02)

**DINING ROOM**  
16'0" x 13'0" (4.88 x 3.97)

**SUN ROOM**  
22'0" x 7'9" (6.71 x 2.37)

**BEDROOM TWO**  
13'10" x 13'0" (4.24 x 3.98)

**BEDROOM THREE**  
13'11" x 12'11" (4.25 x 3.94)

**BATHROOM**  
13'10" x 9'10" (4.22 x 3.00)

**BEDROOM FOUR**  
12'9" x 8'3" (3.89 x 2.54)

**BEDROOM ONE**  
14'4" x 12'11" (4.37 x 3.94)

**EN-SUITE**  
8'3" x 5'0" (2.54 x 1.53)

**GARAGE**  
13'7" x 16'4" (4.16 x 4.98)

## 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.



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	
67	51
EU Directive 2002/91/EC	
England & Wales	



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