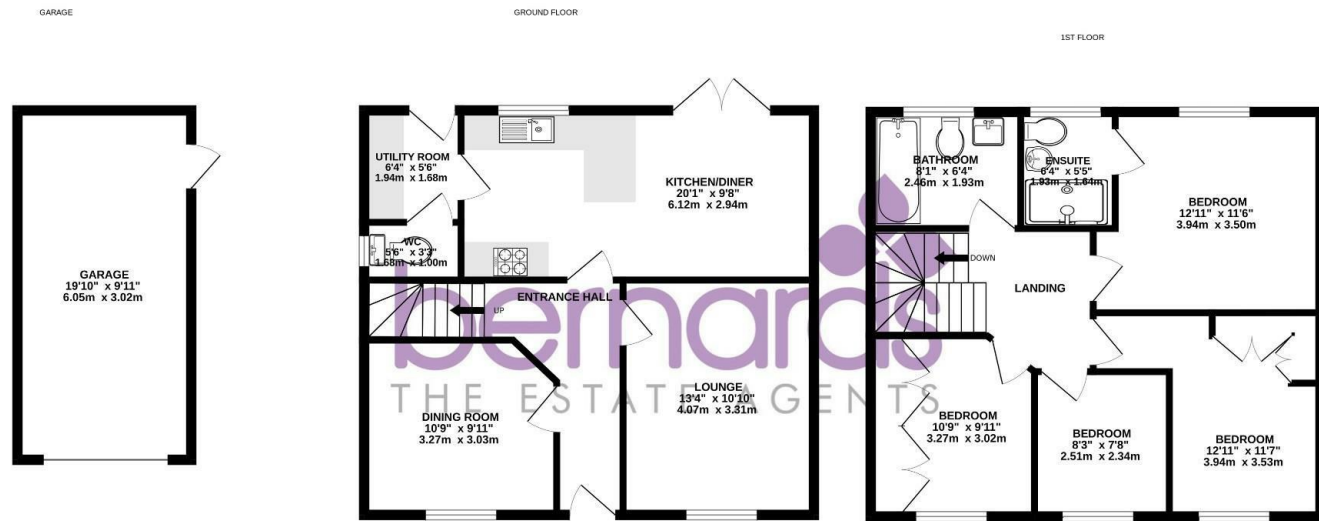


FOR SALE

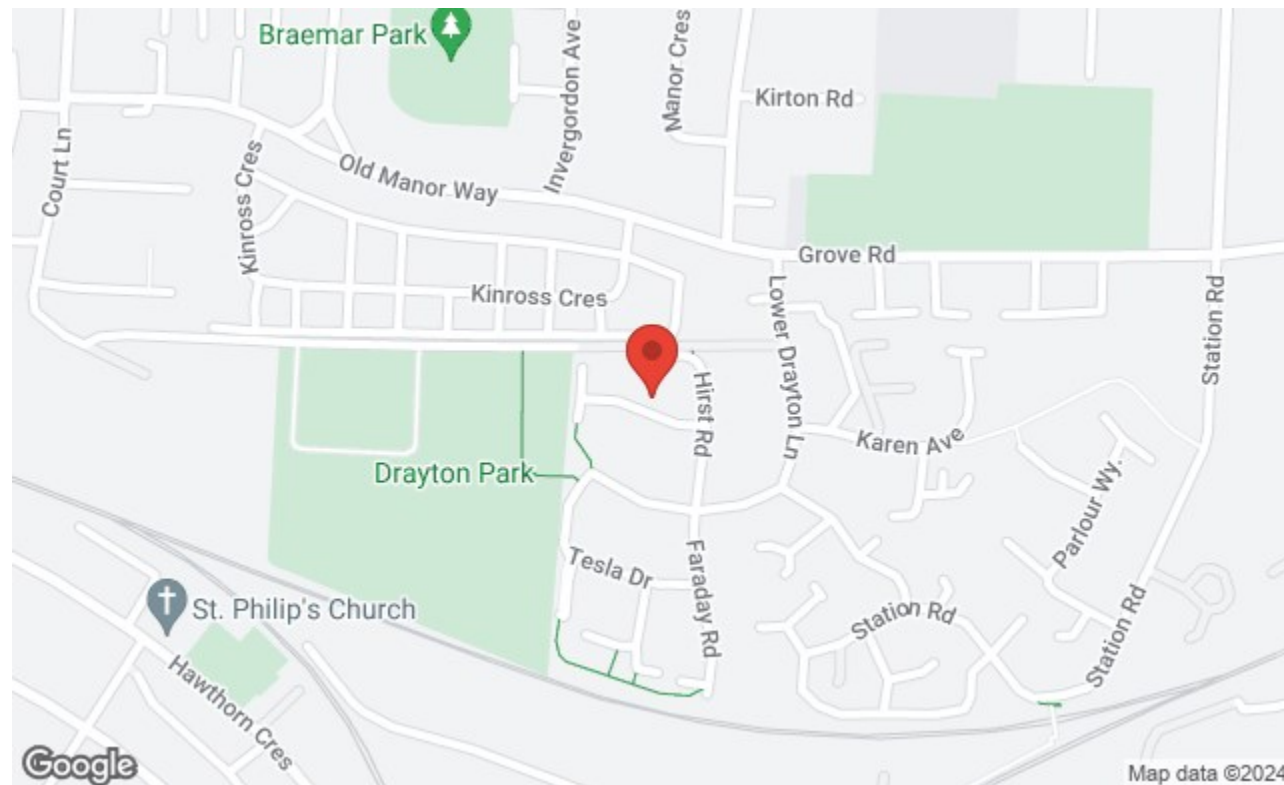
Offers In Excess Of £500,000

Orsted drive, Portsmouth PO6 2NY

bernards THE ESTATE AGENTS



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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4 bedrooms, 2 bathrooms, 3 living areas

HIGHLIGHTS

- FOUR BEDROOMS
- DETACHED
- DRIVE AND GARAGE
- 20FT KITCHEN / DINER
- LOW MAINTENANCE GARDEN
- NO FORWARD CHAIN
- EN-SUITE BATHROOM
- TASTEFULLY DECORATED
- SOUGHT AFTER LOCATION
- BUILT IN 2015

NO FORWARD CHAIN

We are delighted to offer the sales market, this four bedroom detached property in the highly sought after location of Orsted Drive, Lower Drayton Lane.

Built in 2015 by Persimmon homes, this beautifully presented home really is just ready to move in.

Boasting Italian floor tiles, granite work tops, window shutters, blue tooth integrated music system in the house and the garden!

The property offers spacious living with the ground floor having lounge, dining room, kitchen/breakfast room, utility room and WC.

Upstairs you have a family bathroom and the four bedrooms, with the main bedroom having an en-suite.

Outside there is a garage with electric door, parking for multiple cars and a lovely garden with bar.

Add to this the good local schools we believe this is a must have home

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
13'4 x 10'10 (4.06m x 3.30m)

DINING ROOM
10'9 x 9'11 (3.28m x 3.02m)

KITCHEN / DINER
20'1 x 9'8 (6.12m x 2.95m)

WC
5'5 x 3'3 (1.65m x 0.99m)

BEDROOM ONE
12'11 x 11'6 (3.94m x 3.51m)

EN-SUITE
6'4 x 5'5 (1.93m x 1.65m)

BEDROOM TWO
12'11 x 11'7 (3.94m x 3.53m)

BEDROOM THREE
10'7 x 9'11 (3.23m x 3.02m)

BEDROOM FOUR
9'9 x 8'11 (2.97m x 2.72m)

BATHROOM
8'1 x 6'4 (2.46m x 1.93m)

GARDEN

GARAGE
19'10 x 9'11 (6.05m x 3.02m)

ANTI-MONEY LAUNDERING (AML)

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 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!

OFFER CHECK PROCEDURE

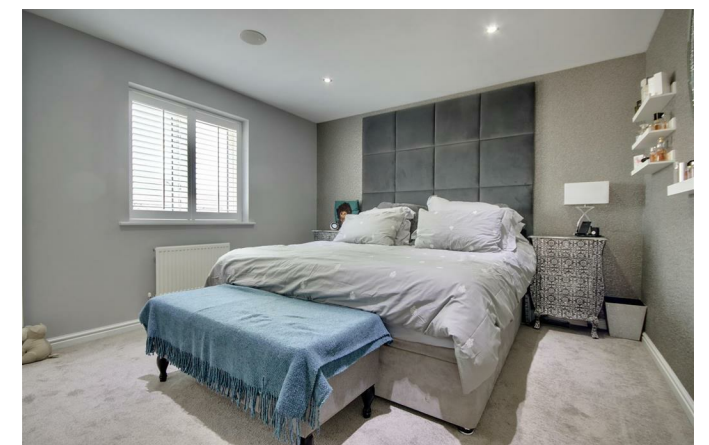
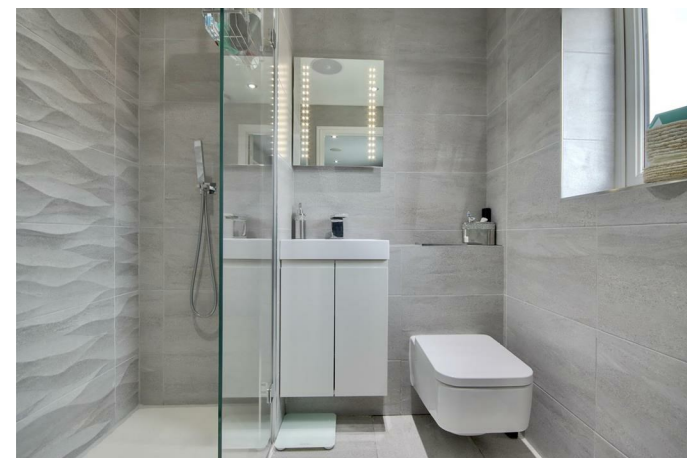
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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.

STAFF DISCLOSURE

We hereby disclose the fact that the Seller either works for Bernard's Estate Agents or is related to a member of staff. Please feel free to clarify the position with your local office.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	88
(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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