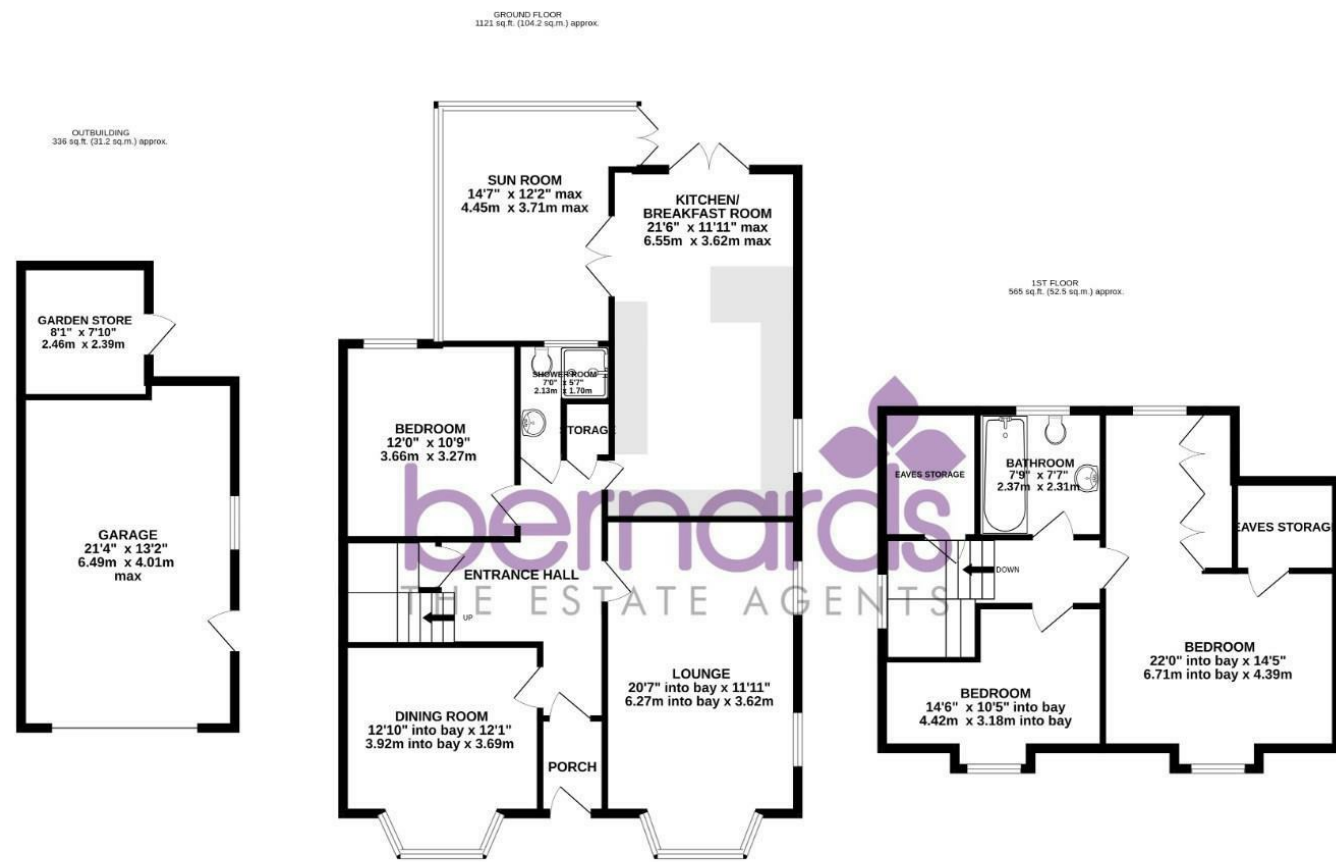


FOR SALE

Offers In Excess Of £750,000

Drayton Lane, Portsmouth PO6 1HG

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 2022 sq.ft. (187.9 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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4 bedrooms, 2 bathrooms, 3 living areas

HIGHLIGHTS

- ❖ SOUGHT AFTER DRAYTON LANE LOCATION
- ❖ THREE / FOUR BEDROOMS
- ❖ DRIVE AND GARAGE
- ❖ 21ft KITCHEN / BREAKFAST ROOM
- ❖ SEPERATE LOUNGE
- ❖ DINING ROOM
- ❖ CONSERVATORY
- ❖ EAST FACING REAR GARDEN
- ❖ TWO BATHROOMS
- ❖ MUST VIEW

****MUCH SOUGHT AFTER DRAYTON LANE LOCATION ****

WE are delighted to welcome to the sales market this beautifully presented three / four bedroom detached property in one of Drayton's most desirable roads.

The current owners have finished the property to a high standard , with a footprint of over 2000sqft in size .

The ground floor layout boasts entrance hall which leads to the separate lounge, dining room / bedroom , bathroom, another bedroom and the fitted kitchen/ breakfast room .

To the side of the kitchen you have a sun room, with both rooms having patio doors

that lead out the the east facing rear garden .

Moving upstairs you have the other two bedrooms, lots of storage and the family bathroom.

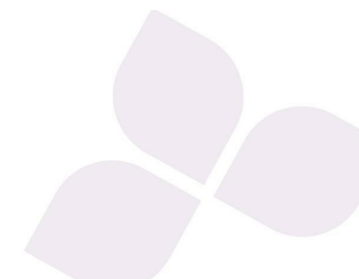
Outside to the rear is a easterly facing rear garden laid to lawn , a lovely patio area for BBQ's and entertaining and boarders with flowers and plants.

There is also a garage and a garden store.

To the front you have drive with off road parking for multiple cars, and more lawned garden.

To book a viewing on this wonderful homes 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
20'6" x 11'10" into bay (6.27 x 3.62 into bay)

DINING ROOM / BEDROOM FOUR
12'10" x 12'1" into bay (3.92 x 3.69 into bay)

KITCHEN / BREAKFAST ROOM
21'5" x 11'10" (6.55 x 3.62)

CONSERVATORY / SUN ROOM
14'7" x 12'2" (4.45 x 3.71)

BATHROOM ONE
6'11" x 5'6" l-shape (2.13 x 1.70 l-shape)

BEDROOM TWO
12'0" x 10'8" (3.66 x 3.27)

BEDROOM ONE
22'0" x 14'4" into bay (6.71 x 4.39 into bay)

BEDROOM THREE
14'6" x 10'5" (4.42 x 3.18)

BATHROOM TWO
7'9" x 7'6" (2.37 x 2.31)

GARDEN

GARAGE
21'3" x 13'1" (6.49 x 4.01)

GARDEN STORE
8'0" x 7'10" (2.46 x 2.39)

BERNARDS OFFER CHECK PROCEDURE

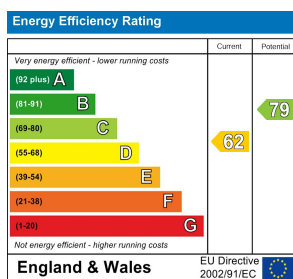
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

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

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.



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