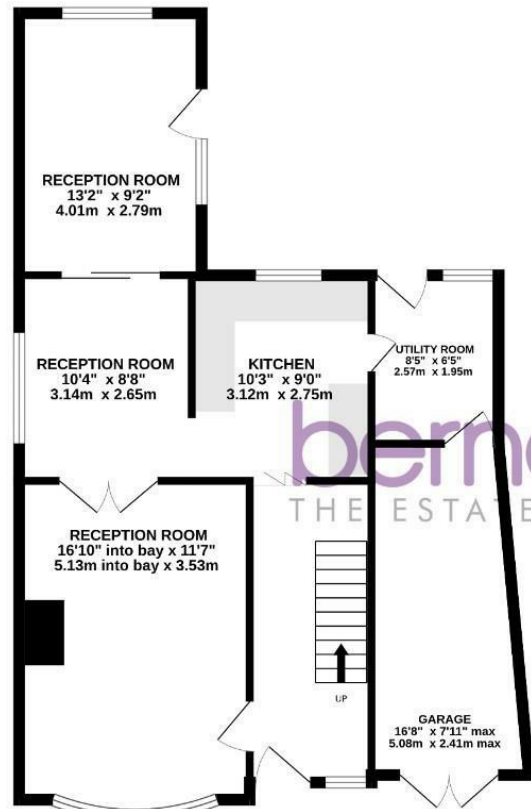
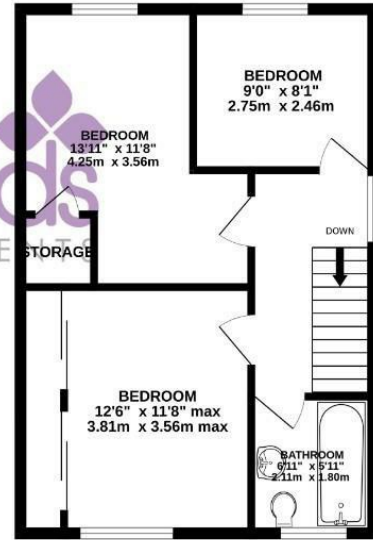


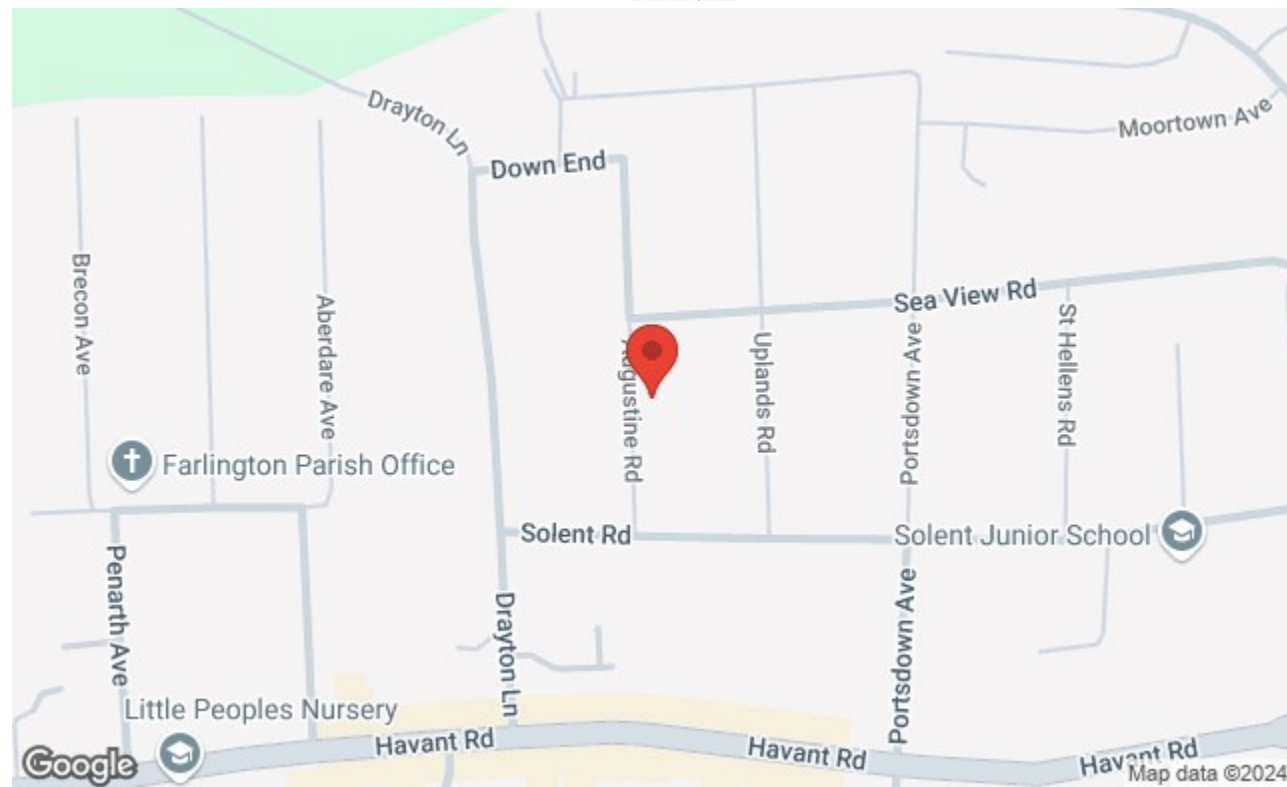
GROUND FLOOR
751 sq.ft. (69.8 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA: 1217 sq.ft. (113.1 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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



FOR SALE

Asking Price £475,000

Augustine Road, Portsmouth PO6 1HY

bernards
THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 3 reception rooms

HIGHLIGHTS

- ❖ DETACHED
- ❖ THREE BEDROOMS
- ❖ BUILT IN STORAGE
- ❖ THREE RECEPTION ROOMS
- ❖ UTILITY ROOM
- ❖ GARAGE
- ❖ LARGE GARDEN
- ❖ MODERISATION REQUIRED
- ❖ GREAT LOCATION
- ❖ A MUST SEE TO APPRECIATE THE SIZE!

DETACHED THREE BEDROOM HOME WITH NO FORWARD CHAIN

We are delighted to offer the sales market, this three bedroom detached property in the highly sought after location of Augustine road - Drayton.

To the front of the property we have the driveway, with the potential to make parking for 2/3 cars. The garage is a wonderful size measuring over 16ft in size with access in to the property.

Entering the property, you have a spacious entrance hallway, which is a wonderful first impression into the home.

Off the entrance hallway, we have access in to the first of the three reception rooms. The property's kitchen has plenty of work surfaces and built in appliances.

The kitchen also has access to the utility room,

through which you have access in to the spacious garage.

The rear garden is an excellent size which has a large lawn and garden shed.

Moving to the first floor, the property has three bedrooms, all of which are bright and airy.

Completing the property, and accessed off the large landing is the three-piece family bathroom.

This property is perfect for anyone looking to put there own stamp on a home.

I would strongly suggest booking a viewing to see the size this property has on offer.

Call Bernard's Drayton to view a property on 02392728091.

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

RECEPTION ROOM ONE
16'9" x 11'6" (5.13 x 3.53)

RECEPTION ROOM TWO
10'3" x 8'8" (3.14 x 2.65)

RECEPTION ROOM THREE
13'1" x 9'1" (4.01 x 2.79)

KITCHEN
10'2" x 9'0" (3.12 x 2.75)

UTILITY ROOM
8'5" x 6'4" (2.57 x 1.95)

GARAGE
16'7" x 7'10" (5.08 x 2.41)

BEDROOM ONE
12'5" x 11'8" (3.81 x 3.56)

BEDROOM TWO
13'11" x 11'8" (4.25 x 3.56)

BEDROOM THREE
9'0" x 8'0" (2.75 x 2.46)

BATHROOM
6'11" x 5'10" (2.11 x 1.80)

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.

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.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : E

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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	80
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	



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