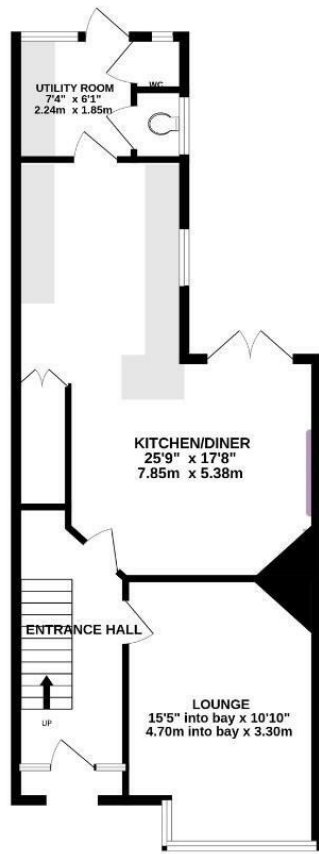


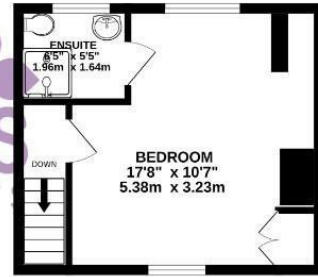
GROUND FLOOR
637 sq.ft. (59.2 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.2 sq.m.) approx.



2ND FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA: 1344 sq.ft. (124.9 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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Offers In Excess Of £375,000

Chatsworth Avenue, Portsmouth PO6 2UH



HIGHLIGHTS

- ❖ Highbury Estate
- ❖ Four Bedrooms
- ❖ Off Road Parking
- ❖ Downstairs W.C.
- ❖ Utility Room
- ❖ Kitchen/Diner
- ❖ Family Bathroom
- ❖ En-suite to Master
- ❖ Close to Local Amenities
- ❖ A Must View

MODERN FOUR BEDROOM HOME ON THE Highbury Estate

We are delighted to introduce to the sales market, this beautifully presented family home, on the popular Highbury Estate.

The front of the home sees off road parking for two cars and an open porch, through which you have access into the home. Upon entry, you are greeted by a large entrance hall, which is flooded with light and a wonderful introduction to the home. The ground floor is comprised of two large reception rooms, in the form of a front aspect lounge and kitchen/diner to the rear. The utility room is an excellently functional space, with plumbing for a washing machine and access into the w.c.

The rear garden is an amazing space, with decking at both ends of the garden to ensure you can catch the sun at anytime of the day.

Moving back into the property and to the first floor the property has two large double bedrooms and a spacious single, all of which are bright and airy. This floor is completed by the family bathroom before you climb to the top floor. In the loft extension you will find a large bedroom complimented by an en-suite and dressing space.

We strongly recommend booking a viewing on this stunning home, to fully appreciate everything it has to offer.

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

- PORCH**
- ENTRANCE HALL**
- LOUNGE**
15'5" x 10'9" (4.70 x 3.30)
- KITCHEN/DINER**
25'9" x 17'7" (7.85 x 5.38)
- UTILITY ROOM**
7'4" x 6'0" (2.24 x 1.85)
- W.C.**

- LANDING**
- BEDROOM 1**
15'5" x 9'3" (4.70 x 2.82)
- BEDROOM 2**
12'8" x 11'5" (3.87 x 3.48)
- BEDROOM 3**
8'0" x 8'0" (2.45 x 2.44)
- BATHROOM**
5'10" x 6'2" (1.80 x 1.90)

- LANDING**
- BEDROOM 4**
17'7" x 10'7" (5.38 x 3.23)
- EN-SUITE**
6'5" x 5'4" (1.96 x 1.64)

GARDEN

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.

COUNCIL TAX BAND C £1845

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.



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			
EU Directive 2002/91/EC		74	84
England & Wales			



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