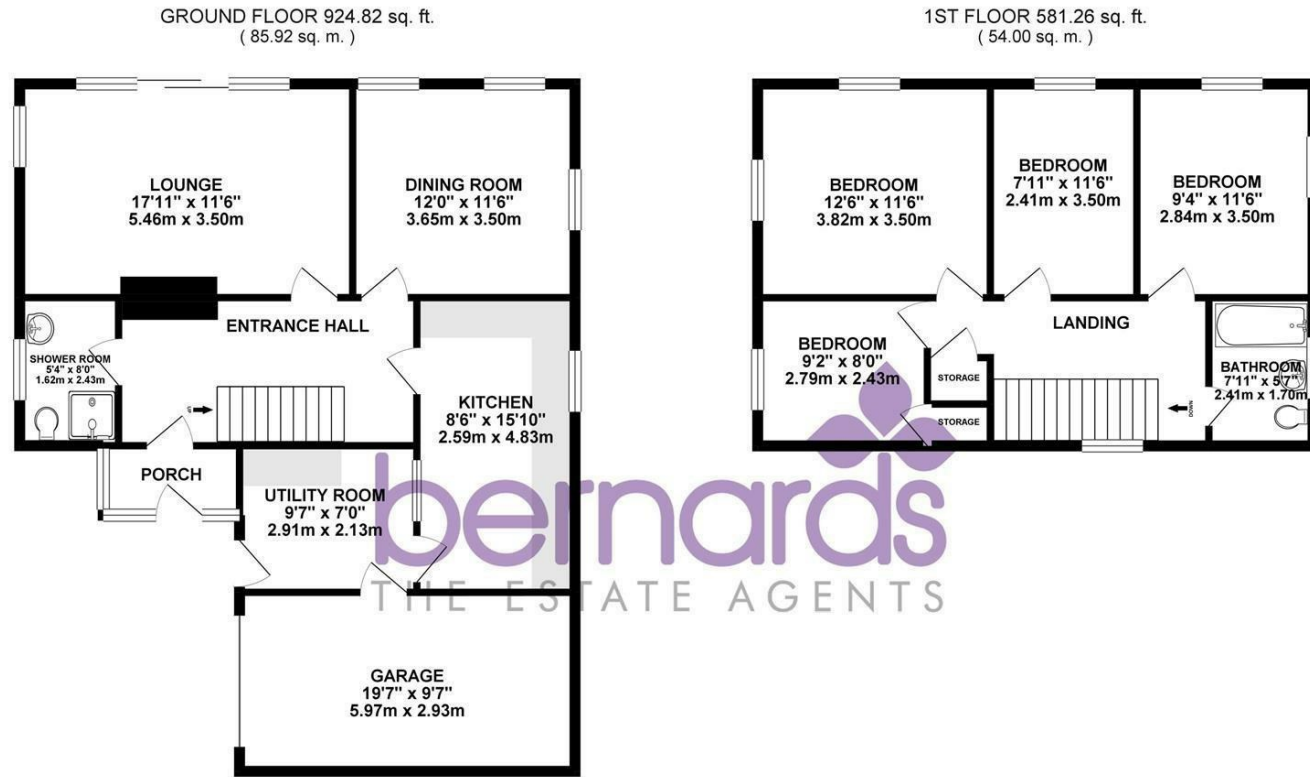


FOR SALE

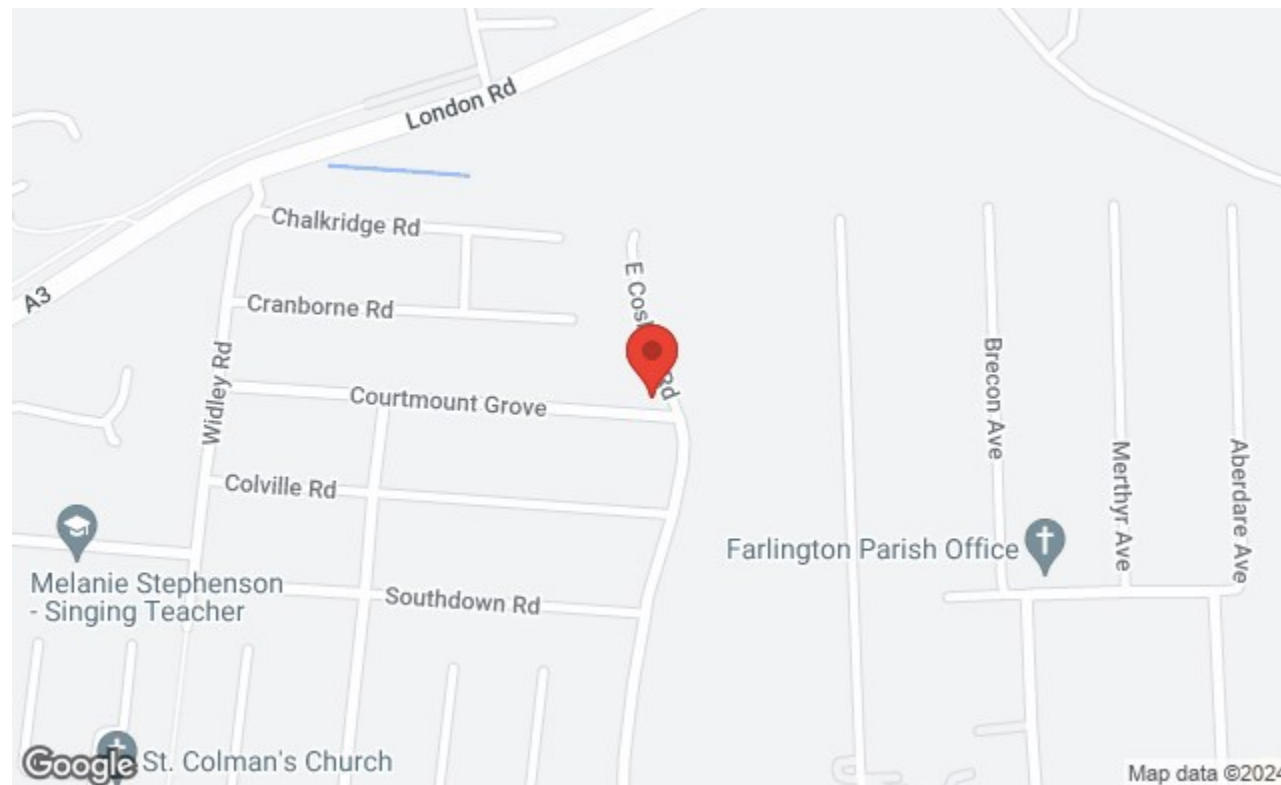
Offers In Excess Of £575,000

East Cosham Road, Portsmouth PO6 2BU



TOTAL FLOOR AREA : 1506.08 sq. ft. (139.92 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. Made with Metropix ©2019



4 bedrooms, 2 bathrooms, 2 reception rooms

HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ DETACHED HOUSE
- ❖ SOUGHT AFTER LOCATION
- ❖ TWO RECEPTION ROOMS
- ❖ GARAGE AND DRIVE
- ❖ TWO GARDENS
- ❖ LARGE KITCHEN
- ❖ TWO BATHROOMS
- ❖ CORNER PLOT

****STUNNING VIEWS FROM TOP LEVEL****

Bernards are delighted to welcome to the market this large, four bedroom, detached property in the heart of the highly sought after location of East Cosham Road.

This wonderful property has space in abundance across two floors and would make a wonderful home for a large family.

Externally, this detached property has off road parking, along with access to the integral garage and side access to both front garden patio area and rear garden with flowers plants and shrubs.

As you enter the property, it is immediately clear that it has been lovingly cared for and maintained. The ground floor consists of a spacious lounge, which measures over 17ft in length and is flooded with light from the dual

aspect windows to the rear and side elevation along with the large sliding doors which leads into the garden.

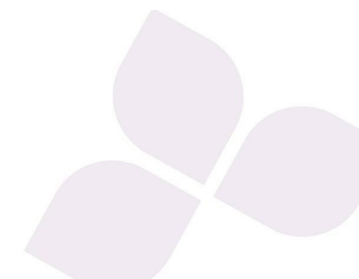
Carrying through, the ground floor also has a separate dining room, fitted kitchen and a shower room. The ground floor also has a separate utility room and access to the integral garage.

Moving upstairs, you have four spacious bedrooms all of which are flooded with light

Finally, the first floor has a modern fitted bathroom which is the perfect space to relax and unwind.

This substantial property would make a wonderful home for a large family, with its off road parking, being detached and its wonderful size, we strongly recommend booking an early viewing to avoid disappointment

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
11'6" x 17'10" (3.51 x 5.46)

DINING ROOM
12'0" x 11'6" (3.66 x 3.51)

KITCHEN
8'5" x 15'10" (2.59 x 4.83)

SHOWER ROOM
8'0" x 5'4" (2.44 x 1.63)

UTILITY ROOM
9'6" x 6'11" (2.92 x 2.13)

BEDROOM ONE
11'6" x 12'5" (3.51 x 3.81)

BEDROOM TWO
9'3" x 11'6" (2.84 x 3.51)

BEDROOM THREE
7'10" x 11'6" (2.41 x 3.51)

BEDROOM FOUR
9'1" x 8'0" (2.79 x 2.44)

BATHROOM
7'10" x 5'6" (2.41 x 1.70)

GARAGE
9'6" x 19'7" (2.92 x 5.97)

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 E



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	
60	75
EU Directive 2002/91/EC	
England & Wales	

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