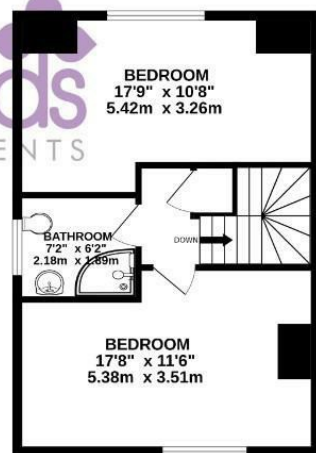


GROUND FLOOR  
1097 sq.ft. (101.9 sq.m.) approx.



1ST FLOOR  
441 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA: 1539 sq.ft. (142.9 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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Guide Price £485,000

Woodfield Avenue, Portsmouth PO6 1AN



## HIGHLIGHTS

- ❖ SEMI-DETACHED
- ❖ FOUR DOUBLE BEDROOMS
- ❖ VERSATILE LAYOUT
- ❖ TWO RECEPTION ROOMS
- ❖ OFF ROAD PARKING
- ❖ LARGE REAR GARDEN
- ❖ TWO BATHROOMS
- ❖ 25FT KITCHEN/DINER
- ❖ UTILITY ROOM
- ❖ A MUST VIEW

We are delighted to welcome to the sales market, this charming, spacious semi-detached property in the highly sought after Woodfield Avenue, Drayton

Split across two floors, this spacious property includes a large driveway to the front for several cars, along with a garage to the side. The home has been immaculately presented and maintained and offers a versatile layout, perfect for a large family

Internally, the ground floor is comprised of a beautiful kitchen/diner, which sees lots of natural light, from the five skylights and bifolding doors. The space is open plan to the dining area and includes access into the garden. This space is wonderful for entertaining and enjoys a great outlook

over the large rear garden. The kitchen also has access into the separate utility and into the garage

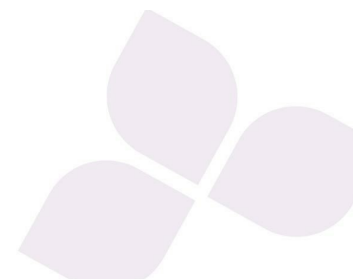
The garden is very well maintained and is split into multiple area, including a secret garden to the rear

The ground floor is continued by two double bedrooms and the lounge, which are served by the ground floor bathroom

Moving to the first floor, the property is completed by two further bedrooms, The first floor landing is completed by the modern family bathroom.

We strongly recommend booking an internal viewing to fully appreciate whats on offer.

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**  
17'9" x 10'7" (5.41m x 3.23m)
- KITCHEN/DINER**  
16'8" x 25'11" (5.08m x 7.90m)
- UTILITY ROOM**  
6'6" x 6'1" (1.98m x 1.85m)
- BEDROOM**  
17'11" x 10'10" (5.46m x 3.30m)

- BEDROOM**  
14' x 10' (4.27m x 3.05m)
- BATHROOM**  
8'6" x 6'8" (2.59m x 2.03m)
- BEDROOM**  
11'6" x 17'8" (3.51m x 5.38m)
- BEDROOM**  
17'9" x 10'8" (5.41m x 3.25m)

**BATHROOM**  
7'2" x 6'2" (2.18m x 1.88m)

**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.

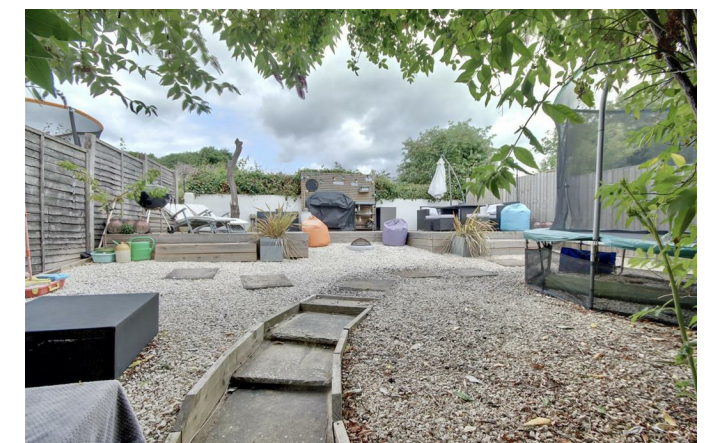
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**COUNCIL TAX BAND D**

**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.

**SOLICITOR**  
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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	83
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
Not energy efficient - higher running costs (1-20) <b>G</b>	
61	

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England & Wales

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