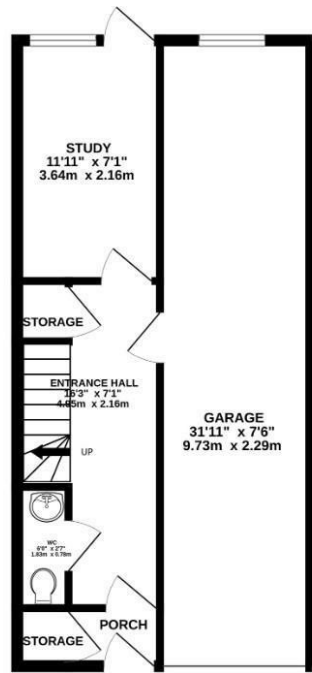
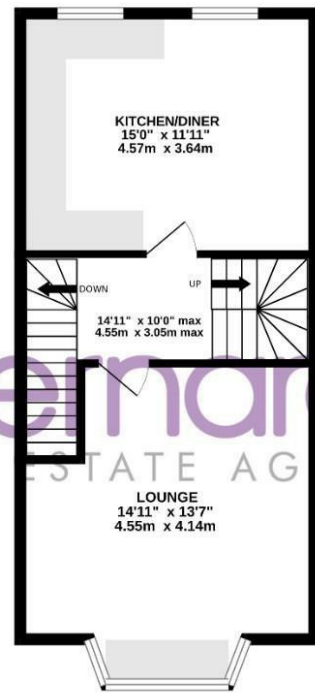


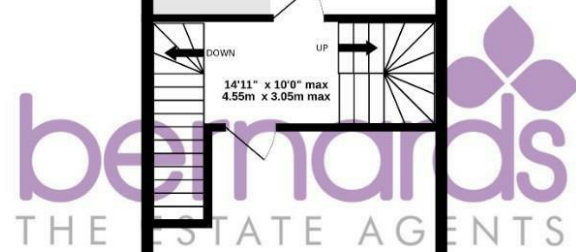
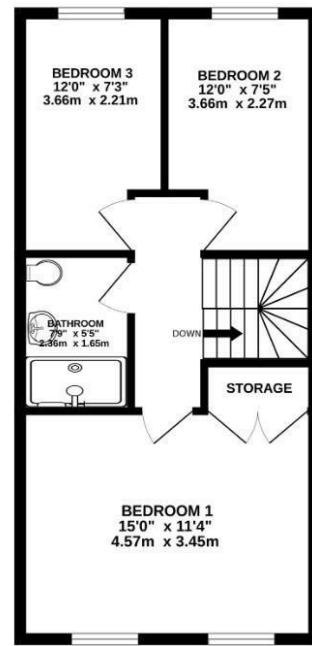
GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
469 sq.ft. (43.5 sq.m.) approx.



2ND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



TOTAL FLOOR AREA: 1375 sq.ft. (127.7 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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FOR SALE

£300,000

Dorking Crescent, Portsmouth PO6 2QL

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- THREE BEDROOMS
- END OF TERRACE
- TOWN HOUSE
- 31FT GARAGE
- OFF ROAD PARKING
- STUDY
- KITCHEN/DINER
- A MUST VIEW
- CLOSE TO AMMENITIES
- CLOSE TO COSHAM TRAIN STATION

Welcome to Dorking Crescent, Portsmouth - a charming location for this delightful townhouse! This property boasts a spacious layout with 1 reception room, 3 bedrooms, and 1 bathroom, perfect for a growing family or those who love to entertain.

As you step inside, you'll be greeted by a well-appointed study, ideal for those who work from home or need a quiet space to focus. The garage offers ample storage space or parking for your vehicle, adding convenience to your daily life.

One of the highlights of this townhouse is the downstairs w.c., providing an extra level of comfort and practicality for you

and your guests. The property's layout is thoughtfully designed to cater to modern living needs while maintaining a cosy and inviting atmosphere.

Located in a desirable area, this townhouse offers a perfect blend of suburban tranquillity and urban convenience. Whether you're looking to relax in the comfort of your home or explore the vibrant surroundings, Dorking Crescent has something for everyone.

Don't miss out on the opportunity to make this townhouse your new home. Book a viewing today and experience the charm and comfort that this property has to 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

- ENTRANCE HALL**
- STUDY**
11'11" x 7'1" (3.64 x 2.16)
- W.C.**
6'0" x 2'7" (1.83m x 0.79m)
- LANDING**
- LOUNGE**
14'11" x 13'6" (4.55 x 4.14)
- KITCHEN/DINER**
14'11" x 11'11" (4.57 x 3.64)
- LANDING**
- BEDROOM 1**
14'11" x 11'3" (4.57 x 3.45)
- BEDROOM 2**
12'0" x 7'5" (3.66 x 2.27)
- BEDROOM 3**
12'0" x 7'3" (3.66 x 2.21)
- SHOWER ROOM**
7'9" x 5'5" (2.36m x 1.65m)
- GARAGE**
31'11" x 7'6" (9.73 x 2.29)
- 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

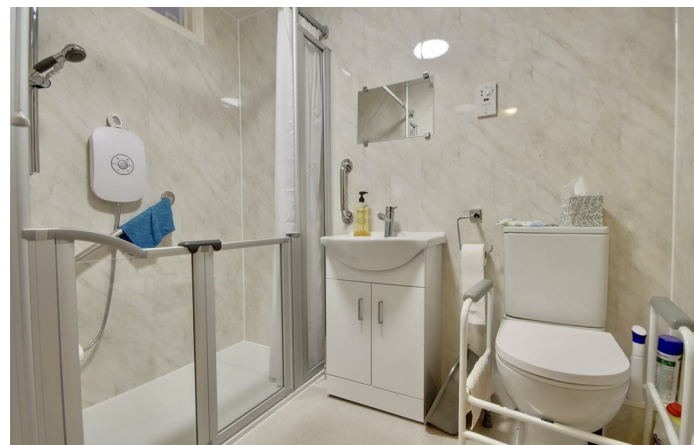
whenever we submit an offer. Thank you.

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.

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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
£2075



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	79
(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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