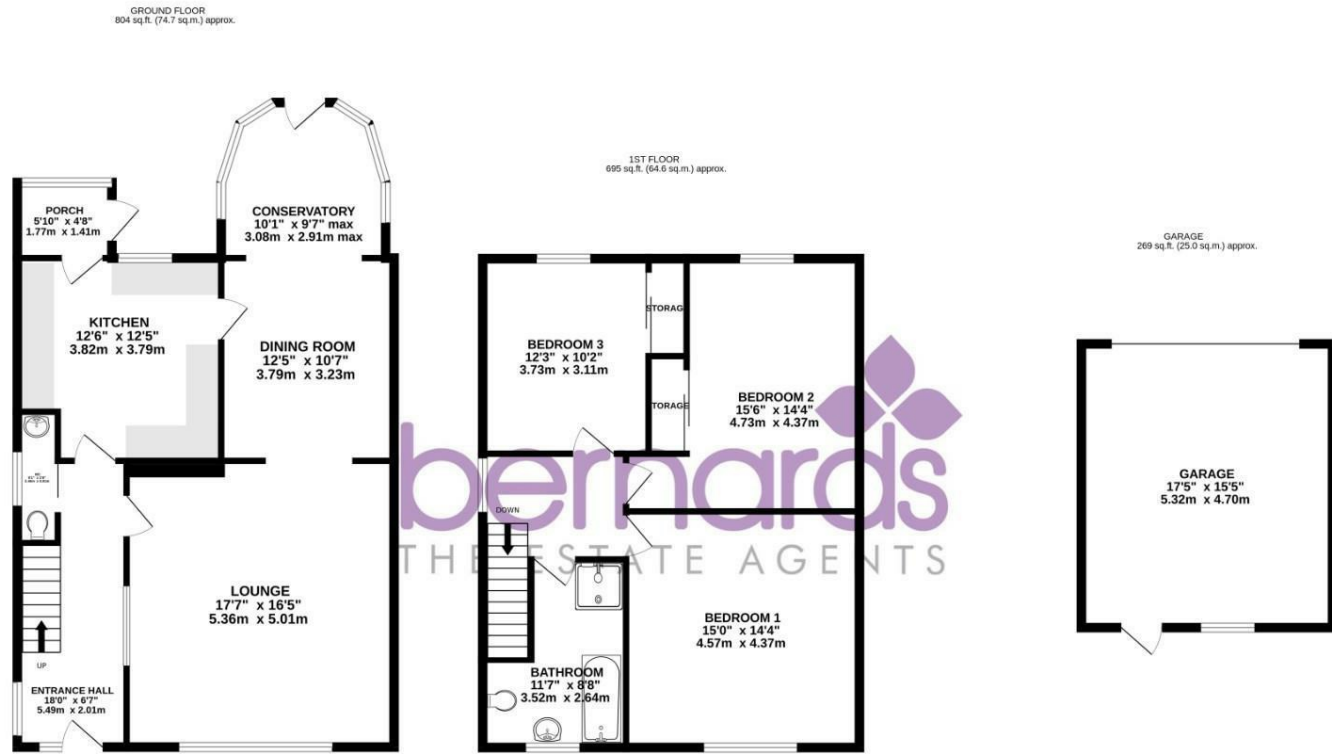


FOR SALE

Offers Over £400,000

Widley Court Drive, Portsmouth PO6 2QP

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1768 sq.ft. (164.3 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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HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ SEMI DETACHED
- ❖ EAST COSHAM LOCATION
- ❖ OVERLOOKING THE PARK
- ❖ CONSERVATORY
- ❖ NO ONWARD CHAIN
- ❖ CUL-DE-SAC LOCATION
- ❖ COURT LANE CATCHMENT AREA
- ❖ DOUBLE GARAGE
- ❖ PARKING TO REAR FOR TWO CARS

THREE BEDROOMS...NO ONWARD CHAIN

Welcome to Widley Court Drive, Portsmouth - a charming semi-detached house that offers a perfect blend of comfort and style. This delightful property boasts two reception rooms, ideal for entertaining guests or simply relaxing with your loved ones. With three good size bedrooms, there's plenty of space for the whole family to unwind and make lasting memories.

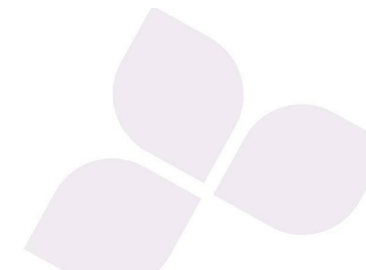
Step inside to discover a recently refurbished kitchen and bathroom, adding a touch of modern elegance to

this traditional home.

Situated in a sought-after quiet leafy location overlooking the park, this property provides the convenience of a garage and parking to the rear of the property, ensuring you never have to worry about finding a spot.

With vacant possession, you have the opportunity to make this house your own and create a space that truly reflects your personality and style. Don't miss out on the chance to own this wonderful property in a desirable location. Book a viewing today and envision the endless possibilities that Widley Court Drive 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
18'0" x 6'7" (5.49 x 2.01)

LOUNGE
17'7" x 16'5" (5.36 x 5.01)

DINING ROOM
12'5" x 10'7" (3.79 x 3.23)

CONSERVATORY
10'1" x 9'6" (3.08 x 2.91)

KITCHEN
12'6" x 12'5" (3.82 x 3.79)

PORCH
5'9" x 4'7" (1.77 x 1.41)

LANDING

BEDROOM 1
14'11" x 14'4" (4.57 x 4.37)

BEDROOM 2
15'6" x 14'4" (4.73 x 4.37)

BEDROOM 3
12'2" x 10'2" (3.73 x 3.11)

BATHROOM
11'6" x 8'7" (3.52 x 2.64)

GARDEN

HARDSTANDING

GARAGE
17'5" x 15'5" (5.32 x 4.70)

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.

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
£2075



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) 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		75	84
England & Wales			



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