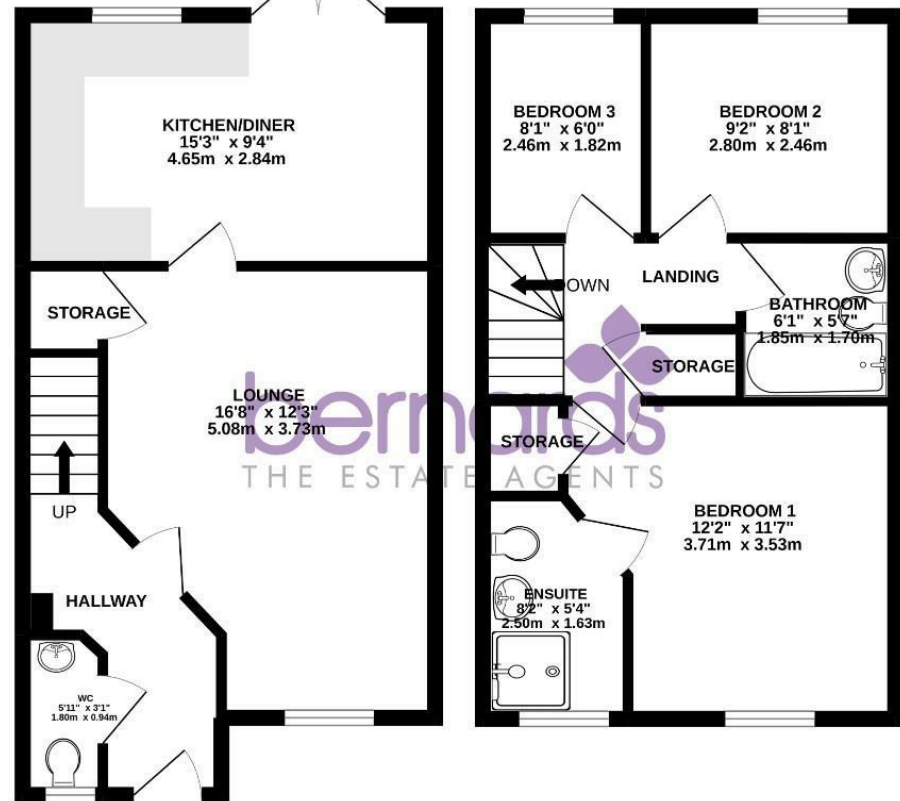
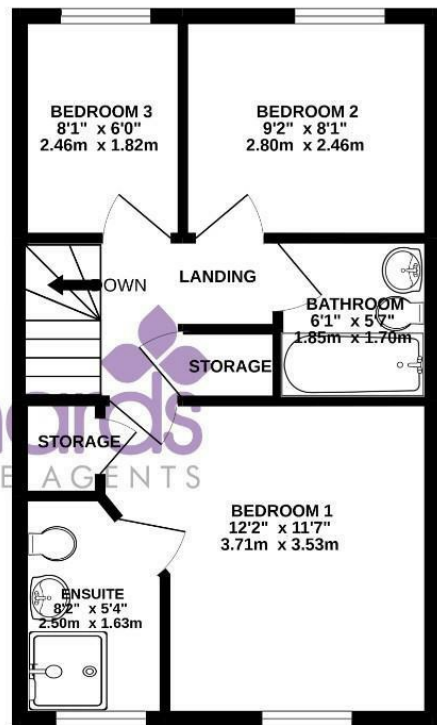


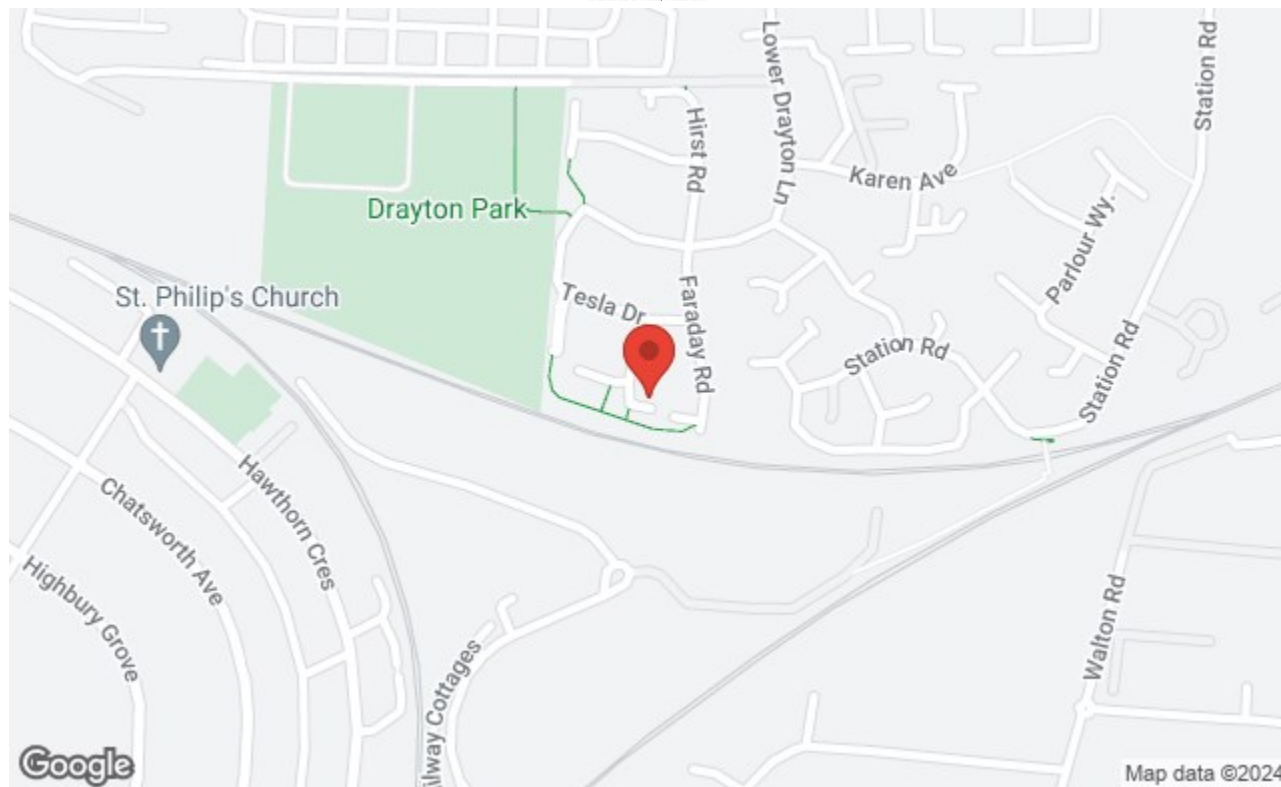
GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
392 sq.ft. (36.4 sq.m.) approx.



TOTAL FLOOR AREA : 803 sq.ft. (74.6 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 ©2022



FOR SALE

£299,995

Merz Close, Portsmouth PO6 2LF

bernards
THE ESTATE AGENTS



3 2 1

HIGHLIGHTS

- ❖ NEW BUILD ESTATE
- ❖ DRAYTON LOCATION
- ❖ THREE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ TWO PARKING SPACES
- ❖ ONE OWNER FROM NEW
- ❖ CUL-DE-SAC LOCATION
- ❖ IDEAL FOR FAMILIES
- ❖ LOW MAINTENANCE GARDEN
- ❖ A MUST VIEW

THREE BEDROOM PROPERTY IN DRAYTON CUL-DE-SAC

We are delighted to welcome to the sales market, this beautiful three bedroom, mid-terrace property in the highly sought after location of Merz Close, Drayton.

Nestled in the corner of a cul-de-sac with no passing traffic, this wonderful property would make an ideal purchase for families being, boasting a private location, in close proximity to a path and park.

The property includes two off-road parking spaces, opposite the front door.

Entering the property there is a welcoming entrance hall, which has access to the w.c, stairs to the upper floor and access into the lounge. The lounge measures over 16ft, and is flooded with

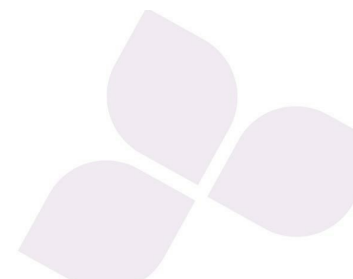
natural light and also includes under-stair storage. The kitchen/diner is located at the rear, and includes double doors into the garden. The modern garden is a brilliant size, with block paved and shingle patio, with gated access.

Upstairs, you have two double bedrooms and a single, with the master benefitting from an ensuite

Completing the property is the fitted bathroom, which acts as the perfect space to relax and unwind. Further benefits to the property include 0.5kw solar panel reducing electric bill and earning up to £50 per year in feed-in-tariff and Amtico hard flooring throughout

We strongly recommend booking a viewing on this wonderful property, 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
12'3" x 16'8" (3.73m x 5.08m)

KITCHEN/DINER
15'3" x 9'4" (4.65m x 2.84m)

W.C
5'11" x 3' (1.80m x 0.91m)

BEDROOM ONE
12'2" x 11'7" (3.71m x 3.53m)

ENSUITE
5'4" x 8'2" (1.63m x 2.49m)

BEDROOM TWO
9'2" x 8'1" (2.79m x 2.46m)

BEDROOM THREE
6' x 8'1" (1.83m x 2.46m)

BATHROOM
5'7" x 6'1" (1.70m x 1.85m)

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

COUNCIL TAX BAND C
£1845

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!

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.

LEASEHOLD INFORMATION
Lease Length : 994
Ground Rent : £150
Service Charge : £194

Option to purchase the freehold for circa £2000
Please note that Bernard's Estate Agents have not checked or verified the lease terms or the service charge/ground rent costs. The information provided above has been provided to us from the Seller. Your solicitor will check all of the above during the conveyancing process and you should only rely on information provided by them when making the final decision as to whether to buy any leasehold property.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A		89	90
(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	



Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk

