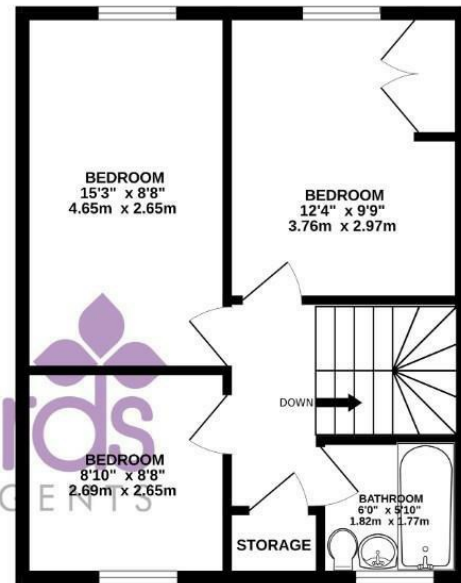


GROUND FLOOR
543 sq.ft. (50.5 sq.m.) approx.

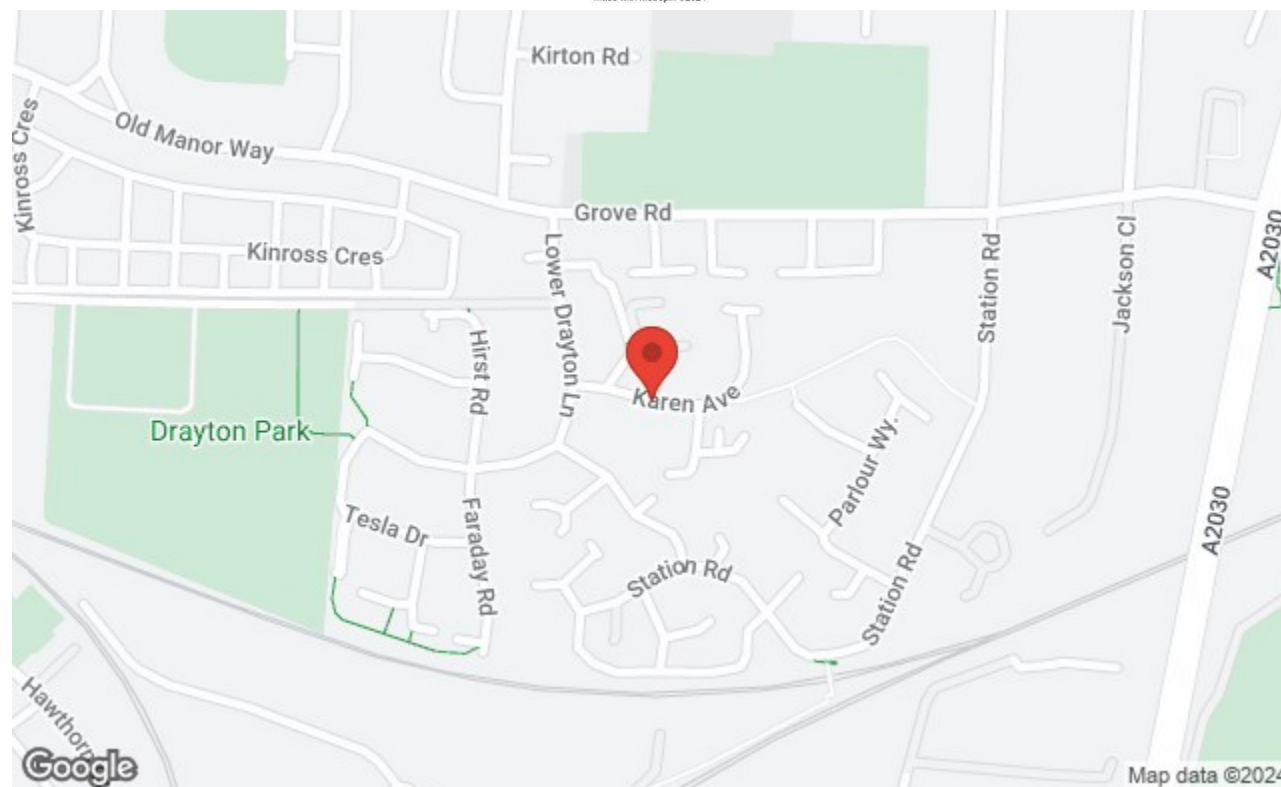
1ST FLOOR
444 sq.ft. (41.3 sq.m.) approx.



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THE ESTATE AGENTS

TOTAL FLOOR AREA : 987 sq.ft. (91.7 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

Offers In Excess Of £350,000

Karen Avenue, Portsmouth PO6 2HT

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3 2 2

HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ TERRACED
- ❖ DOUBLE DRIVEWAY
- ❖ GARAGE
- ❖ DOWNSTAIRS W/C
- ❖ SOUTH FACING GARDEN
- ❖ REAR ACCESS
- ❖ GREAT FAMILY HOME
- ❖ SCHOOL CATCHMENT AREA
- ❖ A MUST SEE!

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 Karen Avenue, Drayton.

Nestled in the entrance of a cul-de-sac with no passing traffic, this wonderful property would make an ideal purchase for families, boasting a private location.

The property includes a double driveway to the front, as well as a garage providing ample storage or the opportunity to convert it in to a second reception room.

Entering the property there is a welcoming

entrance hall, which has access to the w.c., the lounge/diner measures over 18ft, and is flooded with natural light and includes double doors into the garden.

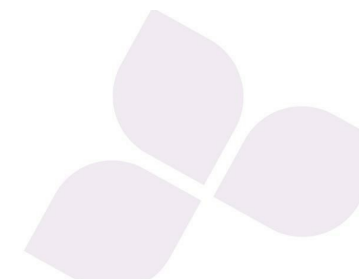
The kitchen is a good size and benefits from plenty of wall and base units as well as space for appliances., The rear garden is the perfect sun trap! it's laid to lawn and benefiting from rear access.

Upstairs, you have two double bedrooms and a single.

Completing the property is the fitted bathroom, which acts as the perfect space to relax and unwind.

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

ENTRANCE HALL

W/C
4'1" x 3'4" (1.27 x 1.04)

KITCHEN
11'8" x 6'7" (3.58 x 2.01)

LOUNGE/DINER

BEDROOM ONE
15'3" x 8'8" (4.65m x 2.65m)

BEDROOM TWO
12'4" x 9'8" (3.76 x 2.97)

BEDROOM THREE
8'9" x 8'8" (2.69 x 2.65)

BATHROOM
5'11" x 5'9" (1.82 x 1.77)

STORAGE

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 conveyance will safeguard your interests and get the job done in a timely manner. Bernard's 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.

MORTGAGE ADVISOR
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

REMOVAL QUOTE
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.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND :



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	
EU Directive 2002/91/EC	
England & Wales	



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