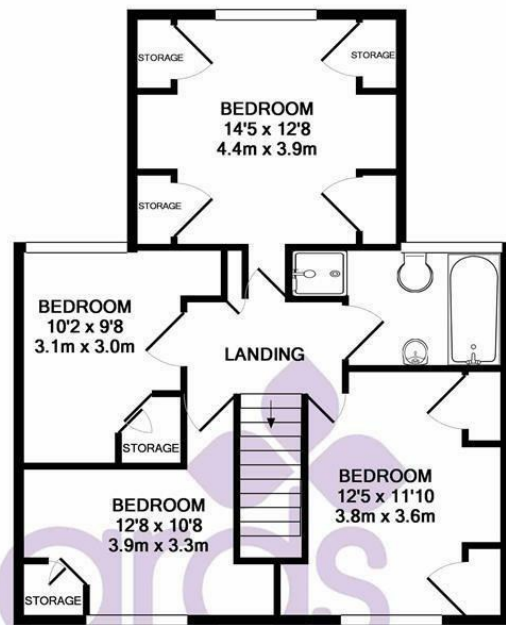


GROUND FLOOR
APPROX. FLOOR
AREA 780 SQ.FT.
(72.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1321 SQ.FT. (122.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Offers Over £400,000

Manor Crescent, Portsmouth PO6 2HP



HIGHLIGHTS

- ❖ PARKING FOR FOUR CARS
- ❖ FOUR BEDROOMS
- ❖ KITCHEN/DINER
- ❖ TWO RECEPTION ROOMS
- ❖ GYM/SUMMER HOUSE
- ❖ FOUR PIECE BATHROOM
- ❖ GREAT LOCATION
- ❖ LOW MAINTENANCE GARDEN
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ CALL NOW TO BOOK YOUR VIEWING

*** FOUR BEDROOMS - OFF ROAD PARKING FOR FOUR CARS + SUMMER HOUSE ***

We are delighted to introduce to the market this incredible property for sale, in the heart of the highly sought after area of Drayton.

This property must be seen to be appreciated, it boasts a immaculate frontage along with off road parking for multiple cars.

Moving inside, you are greeted by fantastic entrance hall, of which you have a very large sitting, measuring over seventeen foot in length, along with separate lounge.

The ground floor also boasts a stunning, modern kitchen/dining room, which itself measures over twenty two foot in length.

The ground floor also consists of a summer

house/gym, which overlooks the property's garden and is sound-proofed so has flexible usage

The property's garden is a wonderful space for adults to relax and children to play, with an area of artificial lawn and block paved patio, perfect for summer BBQ's

Stepping back into the property and moving upstairs you have four bedrooms and four piece bathroom, offering wonderful practicality to the property.

This type of property does not come on to the market very often, its sheer size, twinned with its modern specification and location, means it would make a wonderful family home, so to avoid disappointment, we strongly recommend booking an early viewing!

Call Bernards today on 02392728091.

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

W/C

SITTING ROOM

17'8" x 10'2" (5.4 x 3.1)

LOUNGE

13'9" x 9'2" (4.2 x 2.8)

KITCHEN/DINER

22'11" x 10'9" (7.0 x 3.3)

BEDROOM ONE

12'5" x 11'9" (3.8 x 3.6)

BEDROOM TWO

12'9" x 10'9" (3.9 x 3.3)

BEDROOM THREE

10'2" x 9'10" (3.1 x 3.0)

BEDROOM FOUR

14'5" x 12'9" (4.4 x 3.9)

FOUR PIECE BATHROOM

GYM/SUMMER HOUSE

17'0" x 10'2" (5.2 x 3.1)

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. 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.

MORTGAGE ADVISOR

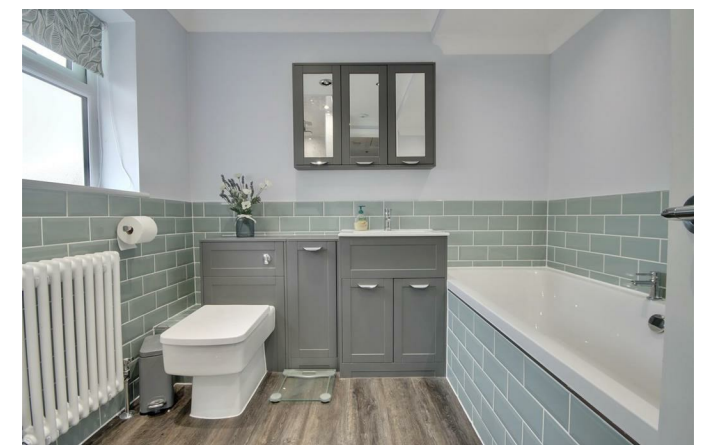
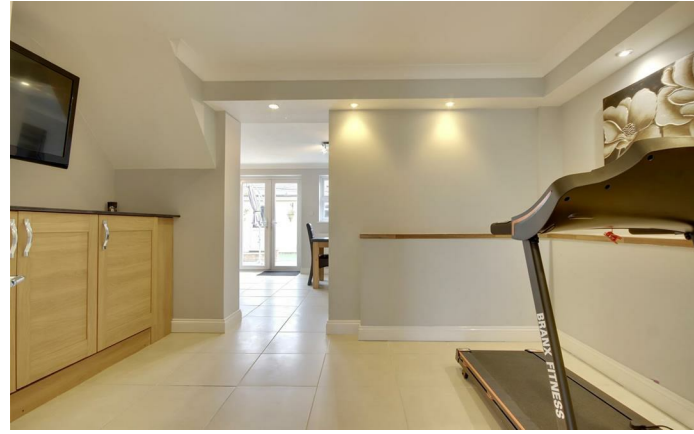
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

OFFER CHECK PROCEDURE

If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		75	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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