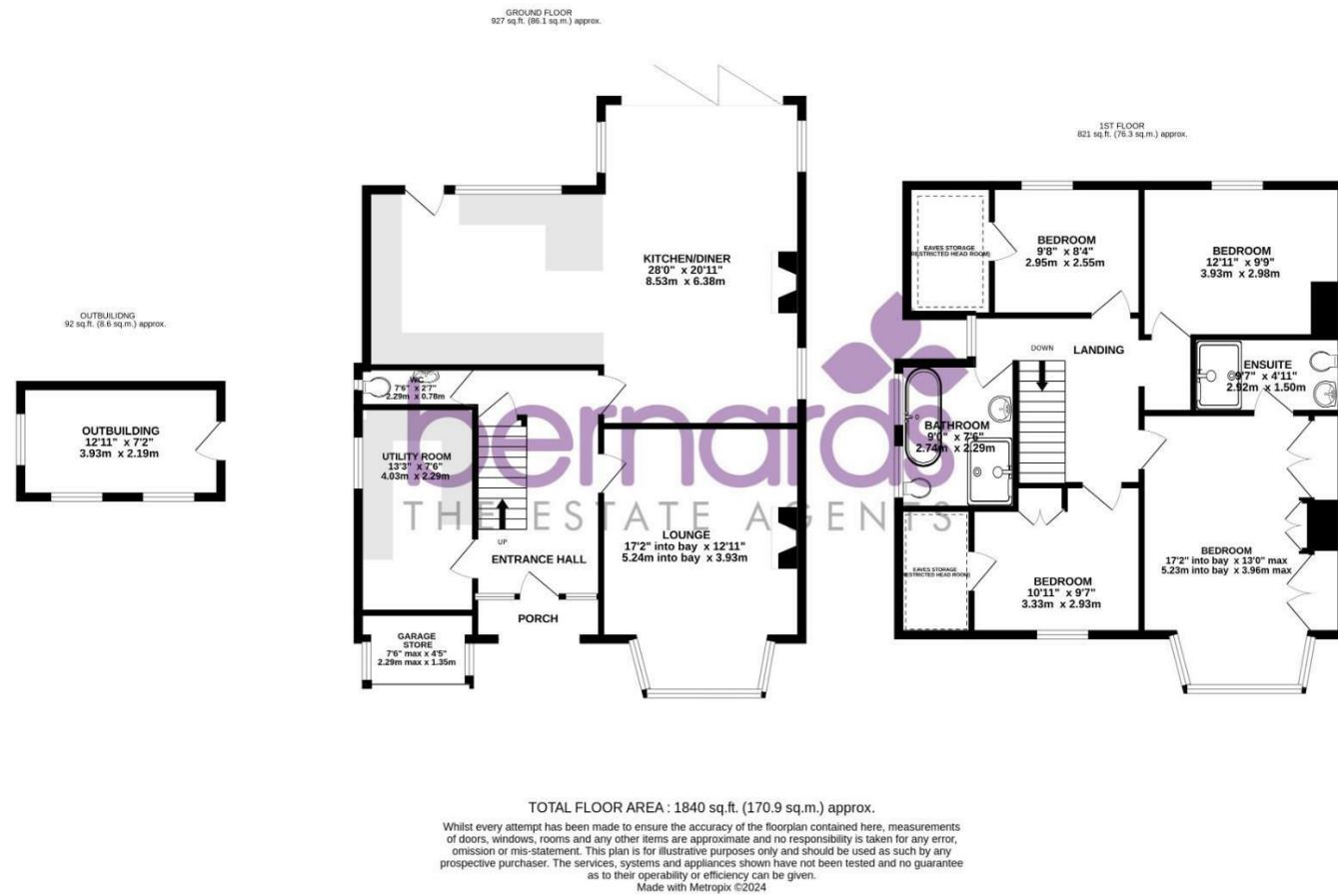




Offers Over £700,000

Mulberry Lane, Portsmouth PO6 2QU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ DETACHED
- ❖ DRAYTON LOCATION
- ❖ BI-FOLD DOORS TO GARDEN
- ❖ OUT BUILDING
- ❖ UTILITY ROOM
- ❖ EN-SUITE TO MASTER BEDROOM
- ❖ DOWNSTAIRS W.C.
- ❖ DRIVEWAY FOR UP TO 6 CARS
- ❖ A MUST VIEW

Welcome to this stunning detached house located on Mulberry Lane in the desirable area of Drayton, Portsmouth. This property boasts not only a fantastic location but also ample space for comfortable living.

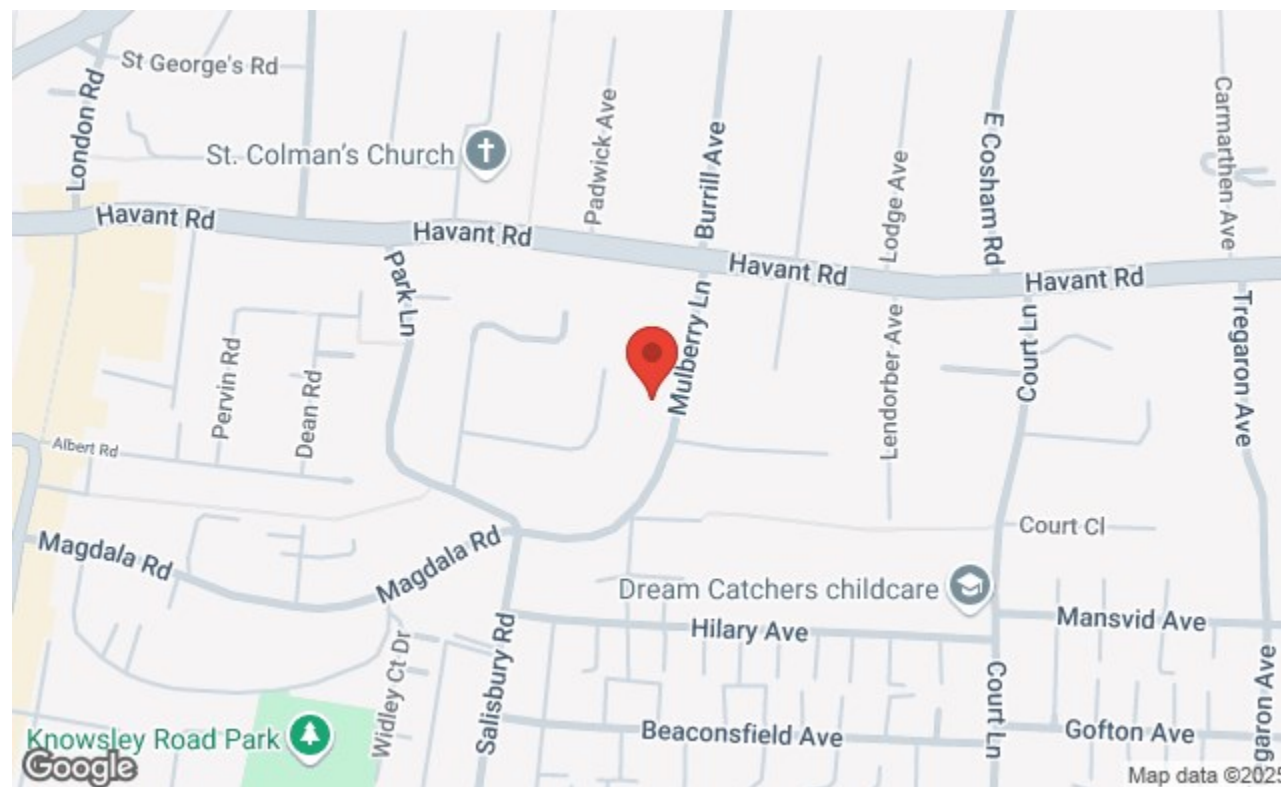
As you step inside, you are greeted by two spacious reception rooms, perfect for entertaining guests or simply relaxing with your family. With four bedrooms and two bathrooms, there is plenty of room for everyone to enjoy their own space.

One of the highlights of this property is the open-plan living area, providing a modern and airy feel to the home.

The large garden offers a great outdoor space for children to play or for hosting summer gatherings with friends and family.

Parking will never be an issue with space for up to 6 vehicles, ensuring convenience for you and your guests. The property's detached nature adds an extra layer of privacy and tranquillity to your living experience.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and envision the possibilities that this property holds for you and your loved ones.



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

- PORCH**
- ENTRANCE HALL**
- LOUNGE**
17'2" x 12'10" (5.24 x 3.93)
- UTILITY ROOM**
13'2" x 7'6" (4.03 x 2.29)
- KITCHEN/DINER**
27'11" x 20'11" (8.53 x 6.38)
- W.C.**
7'6" x 2'6" (2.29 x 0.78)

- LANDING**
- BEDROOM 1**
17'1" x 12'11" (5.23 x 3.96)
- EN-SUITE**
7'6" x 4'11" (2.29 x 1.50)
- BEDROOM 2**
12'10" x 9'9" (3.93 x 2.98)
- BEDROOM 3**
10'11" x 9'7" (3.33 x 2.93)
- BEDROOM 4**
9'8" x 8'4" (2.95 x 2.55)

- BATHROOM**
8'11" x 7'6" (2.74 x 2.29)
- GARDEN**
- OUT BUILDING**
12'10" x 7'2" (3.93 x 2.19)
- GARAGE/ STORE**
7'6" x 4'5" (2.29 x 1.35)

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

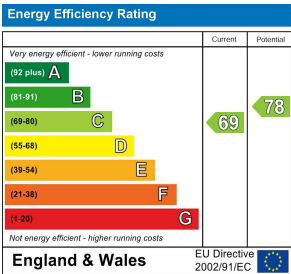
name document is required. Please note we cannot put forward an offer without the AML check being completed

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.

COUNCIL TAX BAND E
£2537

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.



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