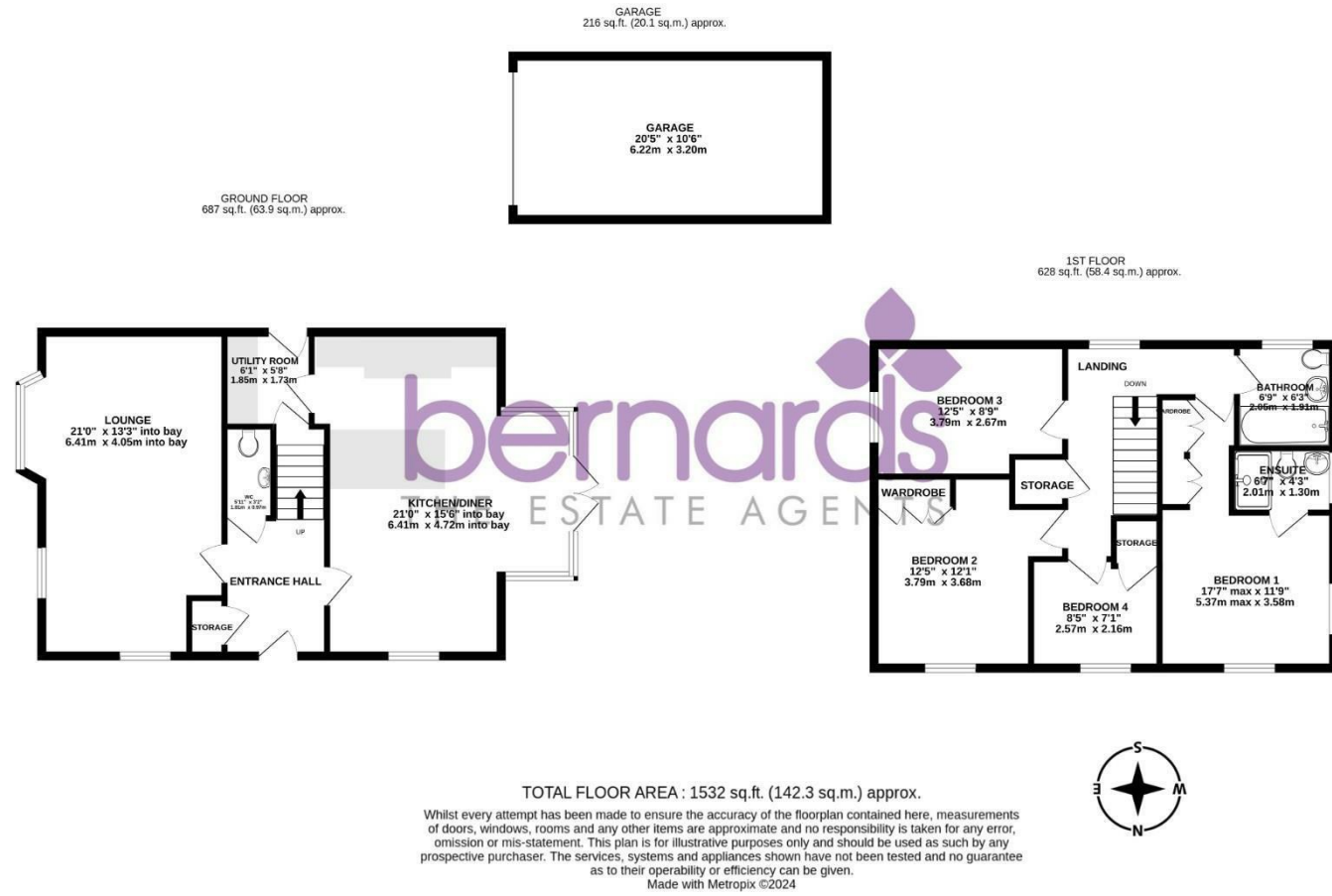


FOR SALE

Asking Price £575,000

Mulberry Walk, Portsmouth PO9 3FH

bernards THE ESTATE AGENTS



4 bedrooms, 2 bathrooms, 1 living area

HIGHLIGHTS

- ❖ DETACHED
- ❖ FOUR BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ GARAGE AND DRIVEWAY
- ❖ EV CHARGER POINT
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ LANDSCAPED GARDEN
- ❖ HI SPEC FINISH
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ DAVID WILSON BUILD

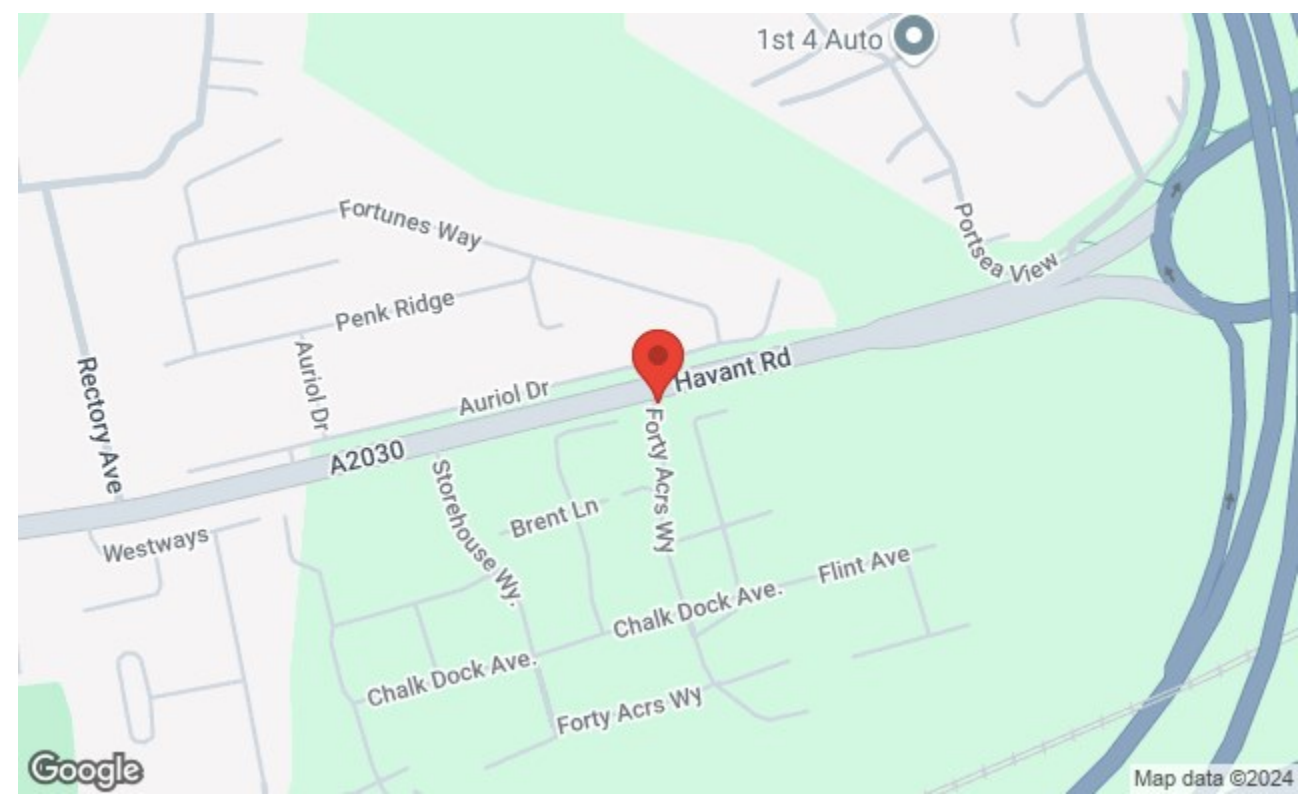
Welcome to Normandy House on Mulberry Walk in the charming city of Portsmouth! This delightful David Wilson home boasts a modern finish throughout, offering a perfect blend of style and comfort.

As you step inside, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing with your loved ones. Partner this with a spacious modern fitted kitchen/breakfast room with doors leading out onto the paved terrace the social aspect of this house is impressive. With four bedrooms, including one with a convenient en-suite bathroom, there is plenty of space for the whole family to enjoy.

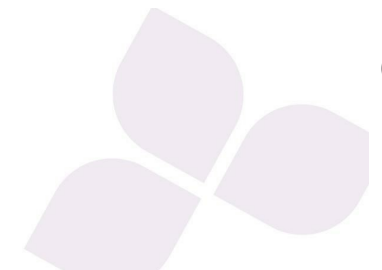
Parking is a breeze with space for up to three vehicles, making coming home after a long day a stress-free experience. The inclusion of an EV car charger in the garage also caters to those with electric vehicles, offering convenience and sustainability.

One of the highlights of this property is the beautifully landscaped garden, perfect for enjoying a morning coffee or hosting summer barbecues with friends and family.

Don't miss out on the opportunity to make Normandy House your new home. Book a viewing today and experience the best of modern living in Portsmouth!



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.
5'11" x 3'2" (1.80m x 0.97m)

LOUNGE
20'1" x 13'3" (6.14 x 4.05)

KITCHEN/DINER
21'0" x 15'5" (6.41 x 4.72)

UTILITY ROOM
6'0" x 5'8" (1.85 x 1.73)

LANDING

BEDROOM 1
17'7" x 11'8" (5.37 x 3.58)

EN-SUITE
6'7" x 4'3" (2.01 x 1.30)

BEDROOM 2
12'5" x 12'0" (3.79 x 3.68)

BEDROOM 3
12'5" x 8'9" (3.79 x 2.67)

BEDROOM 4
8'5" x 7'1" (2.57 x 2.16)

BATHROOM
6'8" x 6'3" (2.05 x 1.91)

GARAGE
20'4" x 10'5" (6.22 x 3.20)

DRIVEWAY

REAR GARDEN

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

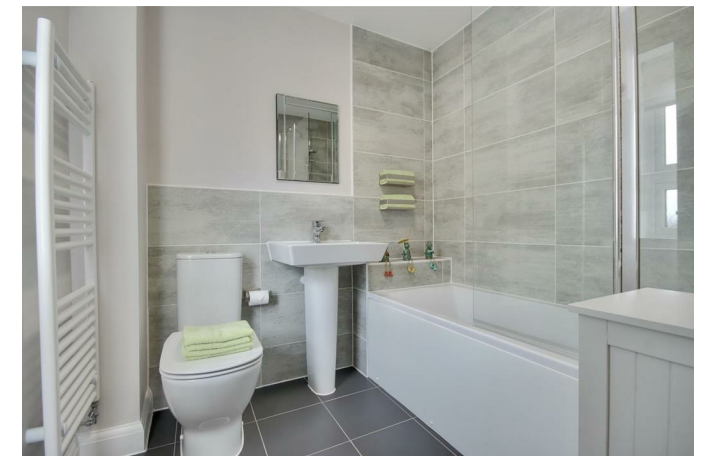
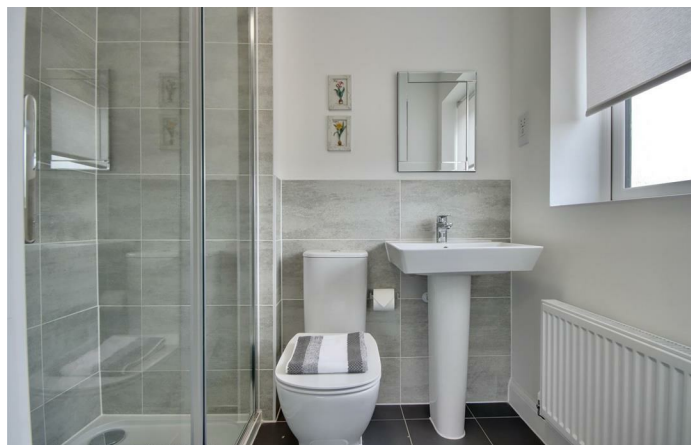
BERNARDS OFFER CHECK PROCEDURE

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 D



Energy Efficiency Rating	
Current	Potential
85	93
<small>Very energy efficient - lower running costs</small> <small>(92-100) A</small> <small>(81-91) B</small> <small>(69-80) C</small> <small>(55-68) D</small> <small>(39-54) E</small> <small>(21-38) F</small> <small>(1-20) G</small> <small>Not energy efficient - higher running costs</small>	
<small>EU Directive 2002/91/EC</small> <small>England & Wales</small>	



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