



Asking Price £260,000

Blakemere Crescent, Portsmouth PO6 3SG

bernards
THE ESTATE AGENTS



3 2 1
HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ 23FT LOUNGE / DINER
- ❖ THREE BEDROOMS
- ❖ EN-SUITE
- ❖ MODERN FINISH
- ❖ FAMILY SHOWER ROOM
- ❖ SOUGHT AFTER LOCATION
- ❖ SEMI-DETACHED
- ❖ 80FT REAR EAST FACING GARDEN
- OUTBUILDINGS

Nestled in the desirable Blakemere Crescent, Portsmouth, this charming semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, including a master suite with an en-suite bathroom, this property is ideal for families or those seeking extra space.

The heart of the home is a spacious lounge/diner, providing an inviting area for relaxation and entertaining. The kitchen is functional and well-equipped, making meal preparation a delight. Additionally, a lean-to offers extra versatility, whether for storage or as a utility space.

The property boasts two bathrooms, ensuring that morning routines run smoothly for all occupants. Outside, the east-facing rear garden extends an impressive 80 feet, providing a wonderful outdoor space for gardening, play, or simply enjoying the sunshine.

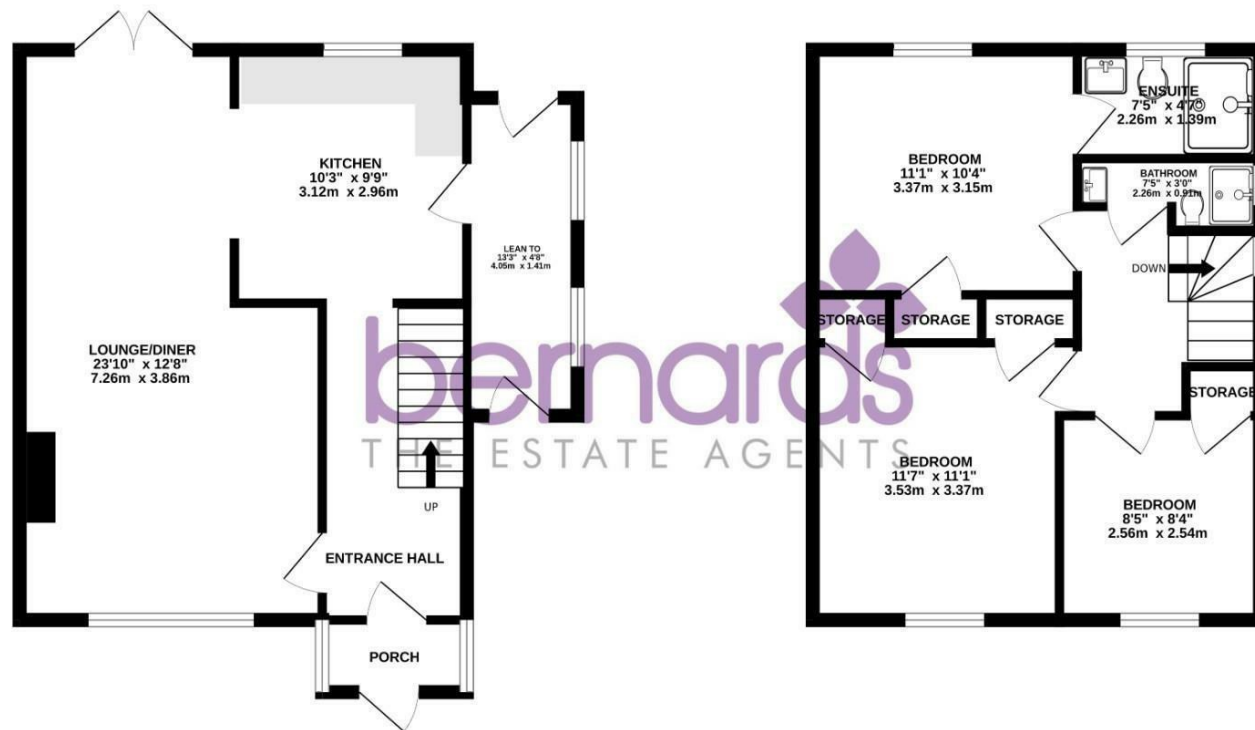
Situated in a sought-after location, this home is conveniently close to local shops and the hospital, making daily errands and healthcare access effortless. This property presents an excellent opportunity for those looking to settle in a vibrant community while enjoying the comforts of a well-appointed home. Don't miss the chance to make this delightful residence your own.

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



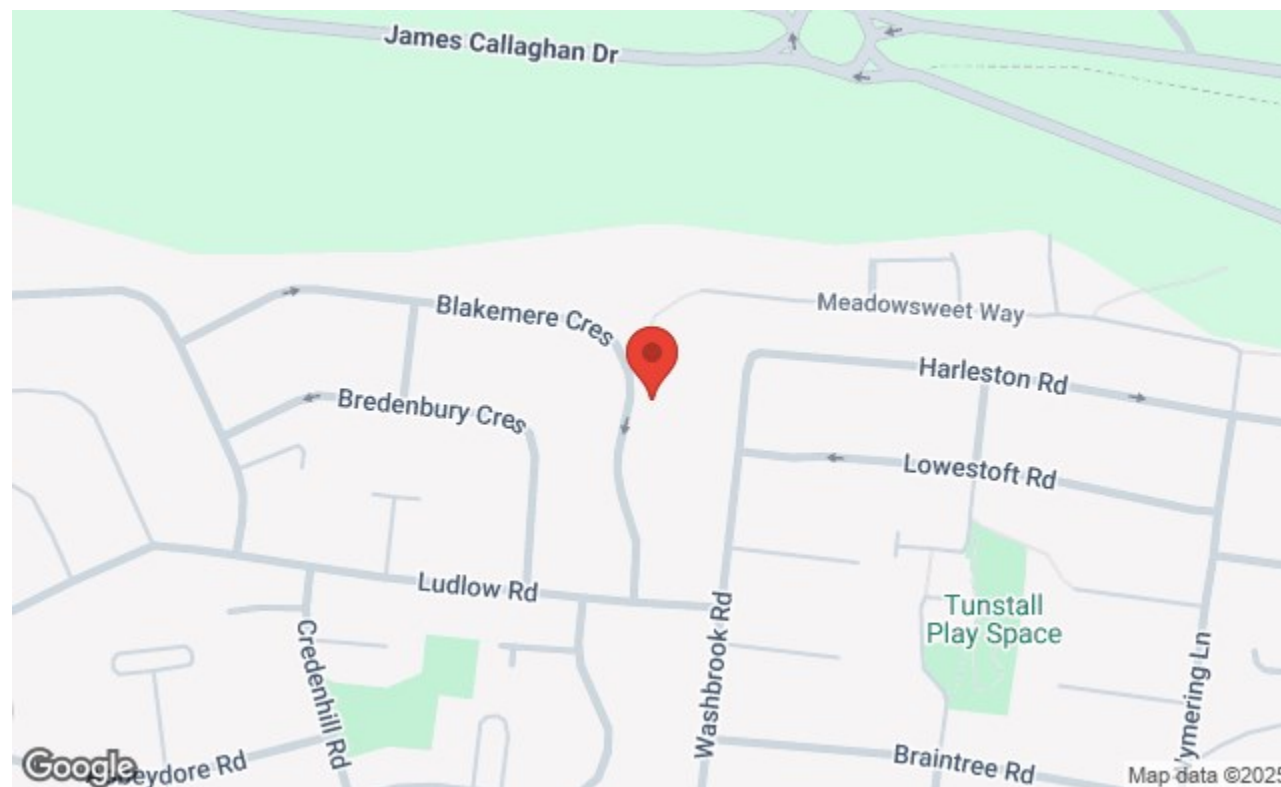
GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 968 sq.ft. (89.9 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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PROPERTY INFORMATION

- PORCH
- ENTRANCE HALLWAY
- LOUNGE / DINER
23'9" x 12'7" (7.26 x 3.86)
- KITCHEN
10'2" x 9'8" (3.12 x 2.96)
- LEAN TO
13'3" x 4'7" (4.05 x 1.41)

- BEDROOM ONE
11'0" x 10'4" (3.37 x 3.15)
- EN-SUITE
7'4" x 4'6" (2.26 x 1.39)
- BEDROOM TWO
11'6" x 11'0" (3.53 x 3.37)
- BEDROOM THREE
8'4" x 8'3" (2.56 x 2.54)
- BATHROOM
7'4" x 2'11" (2.26 x 0.91)

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

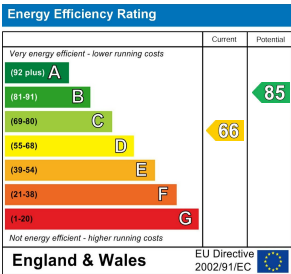
AML check being completed

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.



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