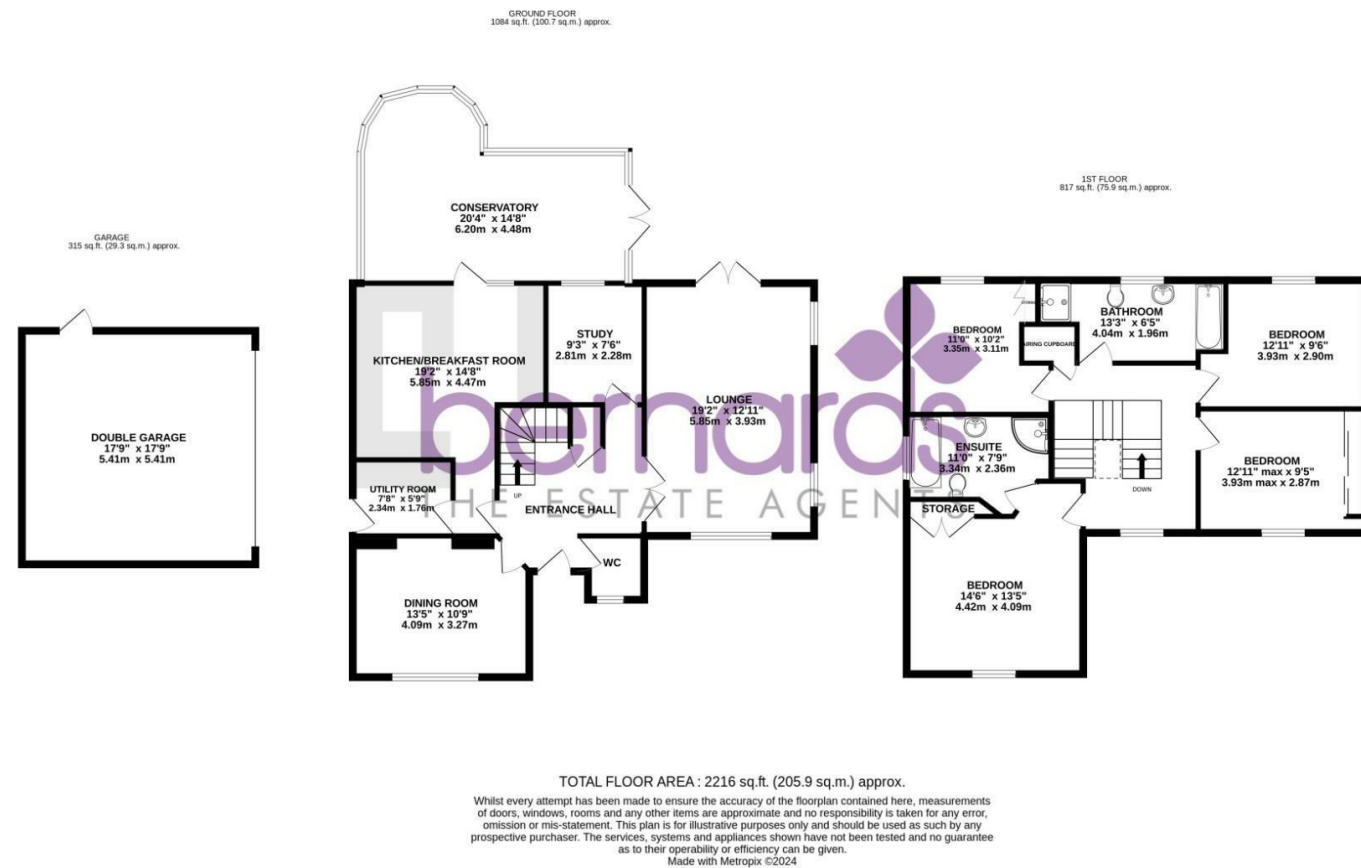




Offers In Excess Of £600,000

Islay Gardens, Portsmouth PO6 3UF

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ COSHAM HEIGHTS LOCATION
- ❖ FOUR DOUBLE BEDROOMS
- ❖ CIRCA 2000FT DETACHED HOUSE
- ❖ DOUBLE ELECTRIC GARAGE
- ❖ SOUTH FACING REAR GARDEN
- ❖ SOUGHT AFTER CUL-DE-SAC LOCATION
- ❖ MODERN KITCHEN
- ❖ LARGE CONSERVATORY
- ❖ TWO BATHROOMS
- ❖ PARKING

Nestled in the desirable Islay Gardens, part of the cosham heights private estate, this splendid detached house offers a perfect blend of space and modern living. Located close to Queen Elizabeth hospital, this property is an ideal opportunity for those looking to settle in a welcoming neighbourhood.

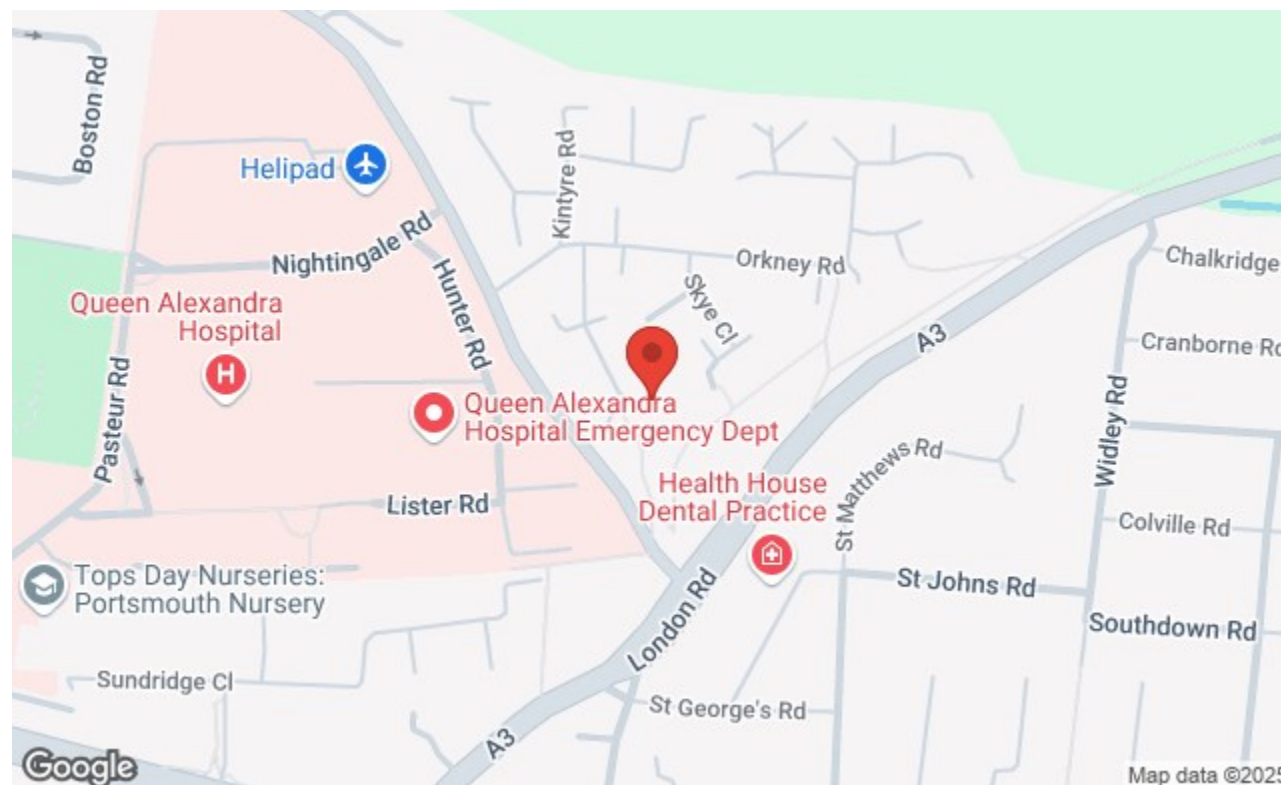
Boasting four generously sized double bedrooms, this home is perfect for families or those who enjoy having extra space for guests. The two well-appointed bathrooms, along with an additional three toilets, ensure that convenience is at the forefront of this property's design.

The heart of the home is undoubtedly the modern kitchen and breakfast room, which provides a delightful space for culinary creativity and casual dining. The large lounge offers a comfortable area for relaxation and entertainment, while the conservatory invites natural light and provides a

tranquil spot to enjoy the south-facing rear garden.

Outside, the garden is a true gem, offering a sunny retreat for outdoor gatherings or peaceful moments in nature. The property also features off-road parking and an electric double garage, providing ample space for vehicles and storage.

This home is not just a property; it is a lifestyle choice, offering both comfort and convenience in a sought-after location. With its spacious layout and modern amenities, this house is ready to welcome its new owners. Don't miss the chance to make this wonderful property your own.



The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Call today to arrange a viewing
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PROPERTY INFORMATION

DINING ROOM
13'5" x 10'8" (4.09 x 3.27)

UTILITY ROOM
7'8" x 5'9" (2.34 x 1.76)

KITCHEN / BREAKFAST ROOM
19'2" x 14'7" (5.85 x 4.47)

STUDY
9'2" x 7'5" (2.81 x 2.28)

LOUNGE
19'2" x 12'10" (5.85 x 3.93)

CONSERVATORY
20'4" x 14'7" max (6.20 x 4.47 max)

BEDROOM ONE
14'6" x 13'5" (4.42 x 4.09)

EN-SUITE
10'11" x 7'8" (3.34 x 2.36)

BEDROOM TWO
12'10" x 9'4" (3.93 x 2.87)

BEDROOM THREE
12'10" x 9'6" (3.93 x 2.90)

BATHROOM
13'3" x 6'5" (4.04 x 1.96)

BEDROOM FOUR
10'11" x 10'2" (3.35 x 3.11)

GARDEN

GARAGE
17'8" x 17'8" (5.41 x 5.41)

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.

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		81
(81-91) B		
(69-80) C		64
(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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