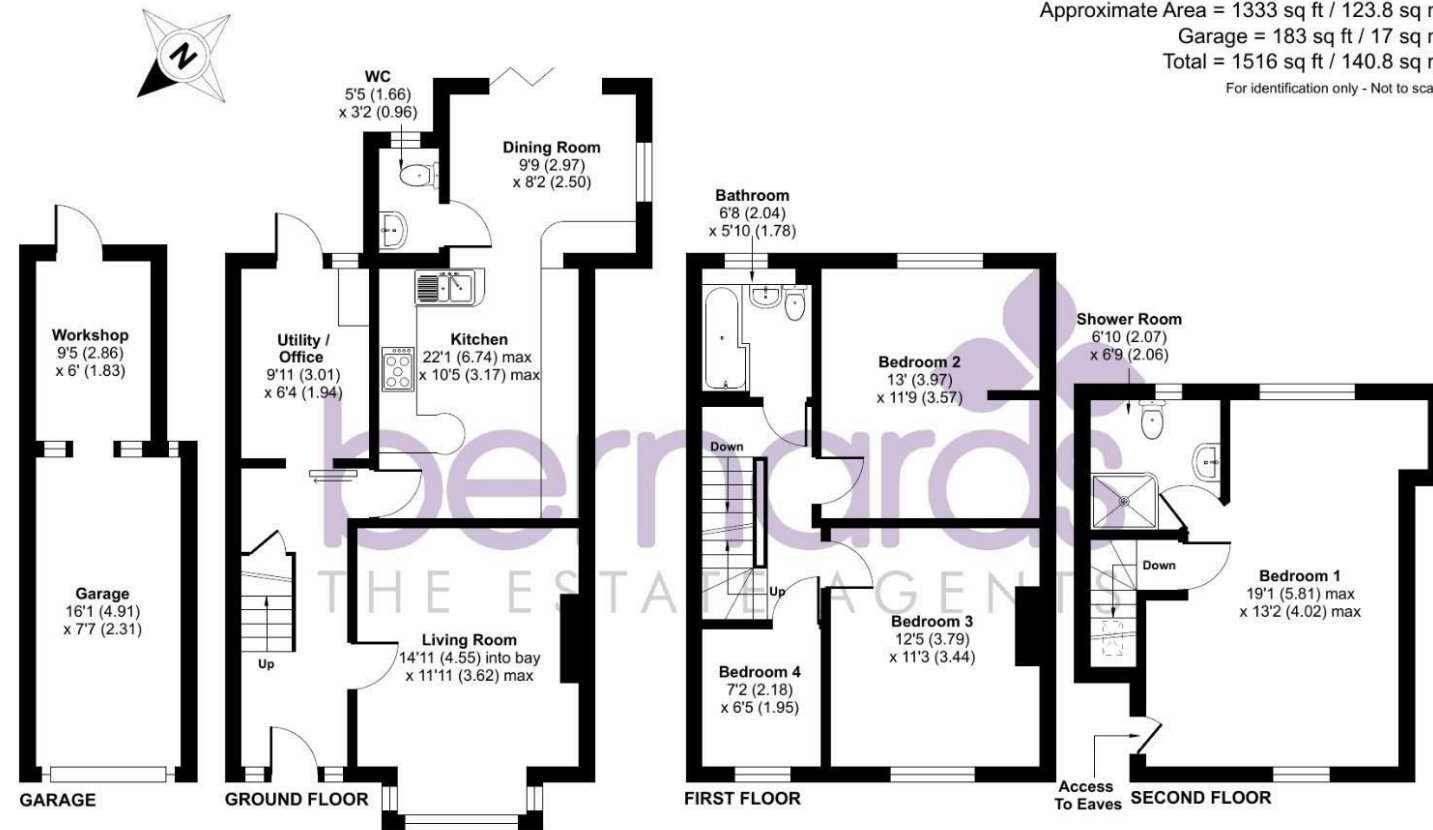


## Lealand Road, Drayton, Portsmouth, PO6

Approximate Area = 1333 sq ft / 123.8 sq m  
Garage = 183 sq ft / 17 sq m  
Total = 1516 sq ft / 140.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1256466



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



Asking Price £415,000

Lealand Road, Portsmouth PO6 1LZ

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THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ SEMI DETACHED
- ❖ KITCHEN/DINER
- ❖ UTILITY ROOM
- ❖ DOWNSTAIRS W.C.
- ❖ EN-SUITE
- ❖ GARAGE
- ❖ WORKSHOP
- ❖ OFF ROAD PARKING
- ❖ A MUST VIEW

Nestled on the charming Lealand Road in Drayton, this delightful four-bedroom extended semi-detached house offers a perfect blend of comfort and practicality. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining guests. The heart of the home is undoubtedly the well-appointed kitchen diner at the rear, which provides a warm and inviting space for family meals and gatherings.

Convenience is key, with a downstairs W.C. and a utility room that enhances the functionality of the living space. The master bedroom is a true retreat, featuring an en-suite bathroom that adds a touch of luxury to your daily routine.

Outside, the property boasts off-road parking for up to two vehicles, ensuring that parking is never a concern. Additionally, the garage and workshop provide ample storage and workspace, catering to those with hobbies or DIY projects in mind.

This semi-detached house is not just a home; it is a lifestyle choice, offering ample space for families and the potential for personalisation. With its desirable location and thoughtful layout, this property is a must-see for anyone looking to settle in Portsmouth.

Call today to arrange a viewing

02392 728 091

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

14'11" x 11'10" (4.55 x 3.62)

## KITCHEN

## DNING ROOM

9'8" x 8'2" (2.97 x 2.50)

## UTILITY ROOM/OFFICE

9'10" x 6'4" (3.01 x 1.94)

## W.C.

5'5" x 3'1" (1.66 x 0.96)

## LANDING

## BEDROOM 2

13'0" x 11'8" (3.97 x 3.57)

## BEDROOM 3

12'5" x 11'3" (3.79 x 3.44)

## BEDROOM 4

7'1" x 6'4" (2.18 x 1.95)

## BATHROOM

6'8" x 5'10" (2.04 x 1.78)

## STAIRS TO 2ND FLOOR

## BEDROOM 1

19'0" x 13'2" (5.81 x 4.02)

## EN-SUITE

6'9" x 6'9" (2.07 x 2.06)

## GARAGE

16'1" x 7'6" (4.91 x 2.31)

## WORKSHOP

9'4" x 6'0" (2.86 x 1.83)

## GARDEN

## OFF ROAD PARKING

## 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 C**  
£1845



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