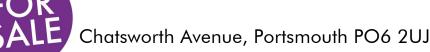


TOTAL FLOOR AREA: 1315 sq.ft. (122.2 sq.m.) approx

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



Asking Price £375,000









- HIGHBURY ESTATE LOCATION
- CLOSE TO MAINLINE STATION
- FOUR BEDROOMS
- MID TERRACE
- THREE FLOORS **EXTENDED TO REAR**
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS W.C.
- OFF ROAD PARKING
- ONE NOT TO BE MISSED

Nestled on the charming Chatsworth Avenue in Portsmouth, this delightful terraced house offers a perfect blend of comfort and convenience. With four wellproportioned bedrooms spread across three floors, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The heart of the home is the spacious kitchen/breakfast room, where you can enjoy leisurely meals with family and friends. Additionally, the property features a convenient downstairs w.c, enhancing the practicality of everyday living.

The family shower room ensure that

morning routines run smoothly, catering to the needs of a busy household. Off-road parking to the front of the property adds to the convenience, making it easy to come and go without the hassle of searching for a

Situated close to Cosham mainline station, this home offers excellent transport links, making it an ideal choice for commuters. With local amenities and parks nearby, you will find everything you need within easy

This property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location. Do not miss the chance to make this charming house your new home.

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





PROPERTY INFORMATION

PORCH

ENTRANCE HALL

LOUNGE 15'5" x 11'3" (4.72 x 3.43)

DINING ROOM 14'6" x 12'7" (4.42 x 3.84)

KITCHEN/BREAKFAST ROOM 22'2" x 9'8" (6.78 x 2.97)

W.C.

LANDING

BEDROOM 2 12'5" x 11'8" (3.81 x 3.56)

BEDROOM 3 12'11" x 9'8" (3.96 x 2.95)

BEDROOM 4 $8'0'' \times 7'10'' (2.46 \times 2.41)$

BATHROOM 6'7" x 6'0" (2.03 x 1.83)

LANDING

BEDROOM 1 14'10" x 13'8" (4.53 x 4.17)

GARDEN

PARKING TO FRONT

ANTI MONEY LAUNDERING

Please call the office to book details. an AML check if you would like to make an offer on this property. Please note the AML £1845 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 Bernards Estate agents have a of solicitors who have the legal obligation to complete necessary local knowledge anti-money laundering and will provide a personable checks. The AML check should service. Please ask a member be completed in branch. of our sales team for further

COUNCIL TAX BAND C









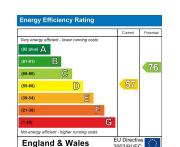
















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