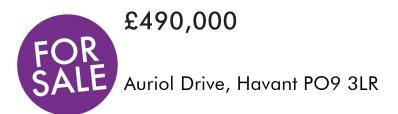


The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL t: 02392 728 091









HIGHLIGHTS

- ◆ THREE BEDROOMS
- DETACHED
- DOUBLE BAY
- GARAGE
- DRIVEWAY
- **EXTENDED TO REAR**
- KITCHEN/DINER
- **REAR GARDEN**
- VIEWS OVER THE MARSHES
- NO ONWARD CHAIN

Nestled in the desirable location of Auriol Drive, Havant, this charming house offers a perfect blend of space and comfort. With an impressive 1,630 square feet of living area, the property boasts three generously sized double bedrooms, making it an ideal home for families or those seeking extra room for guests or a home office.

The heart of the home is undoubtedly the extended rear, which features a large kitchen diner. This inviting space is perfect for entertaining friends and family, or simply enjoying a quiet meal at home. The two reception rooms provide additional versatility, allowing for a cosy lounge area or a formal dining space,

depending on your needs.

Step outside to discover a good-sized rear garden, a delightful outdoor retreat where you can relax, garden, or host summer barbecues. The property also offers stunning views over Farlington Marshes and beyond, providing a picturesque backdrop to your daily life.

One of the standout features of this property is that it comes with no onward chain, making the buying process smoother and more straightforward. This house is not just a place to live; it is a wonderful opportunity to create lasting memories in a lovely community. Don't miss your chance to make this delightful property your new home.

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





PROPERTY INFORMATION

OPEN PORCH

ENTRANCE HALL

LOUNGE 17'11" x 12'1" (5.48 x 3.69)

KITCHEN/DINING ROOM 24'8" x 23'5" (7.54 x 7.14)

W.C.

LANDING

BEDROOM 1 18'2" x 12'0" (5.55 x 3.67)

BEDROOM 2 14'1 x 10'5 (4.29m x 3.18m)

BEDROOM 3 12'5" x 8'11" (3.80 x 2.73)

BATHROOM 7'9" x 6'7" (2.38 x 2.01)

W.C.

GARAGE 15'5" x 7'4" (4.72 x 2.26)

GARDEN

DRIVEWAY

COUNCIL TAXBAND E Havant Borough Council £2,579.33

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 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









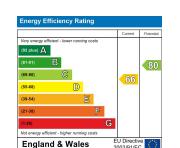
















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