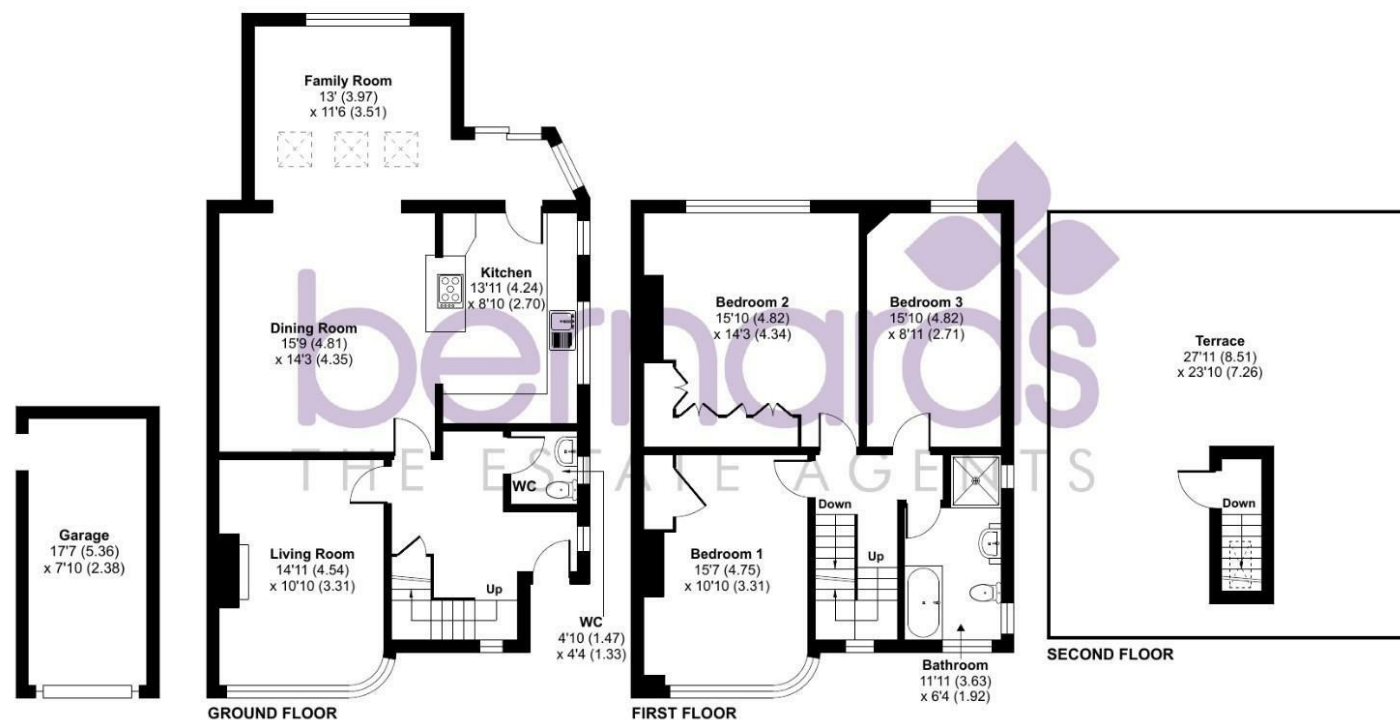


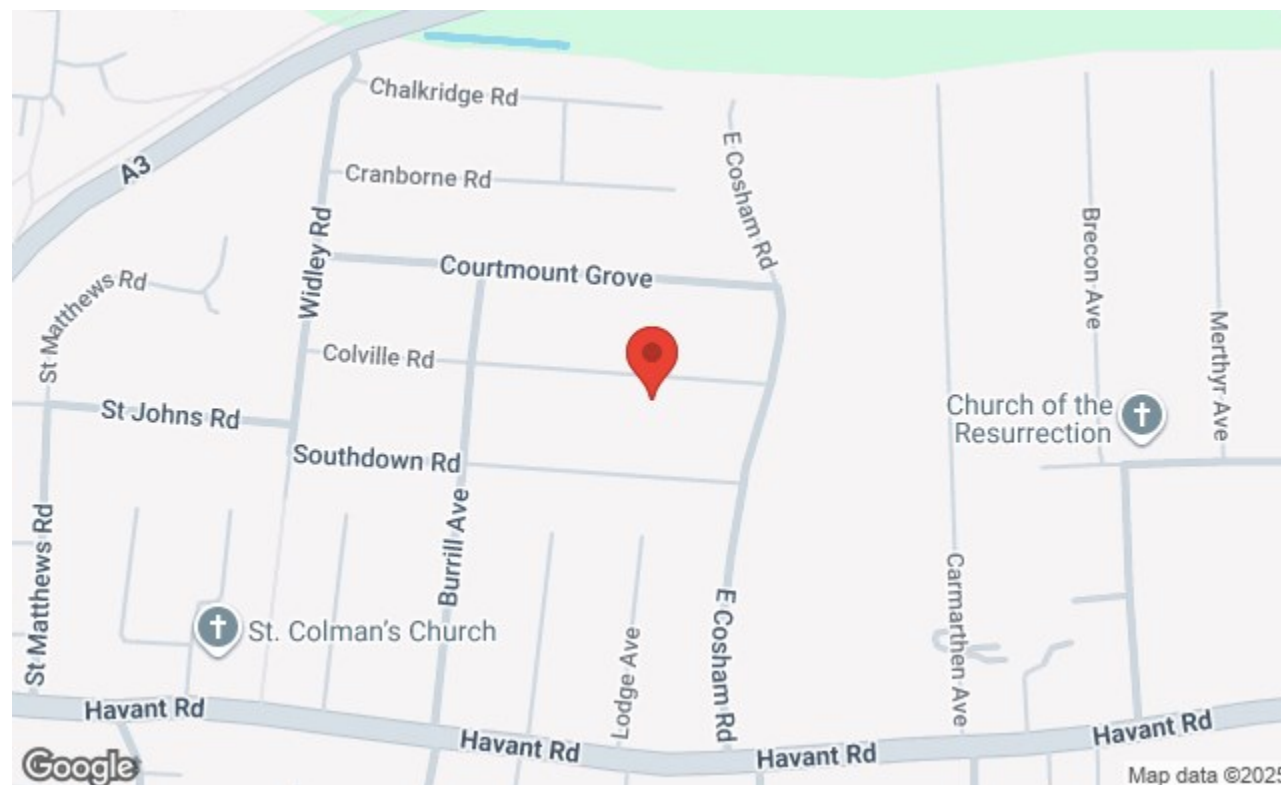


Colville Road, Drayton, Portsmouth, PO6

Approximate Area = 1597 sq ft / 148.3 sq m
Garage = 137 sq ft / 12.7 sq m
Total = 1734 sq ft / 161 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). © nchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1272902



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



Offers In Excess Of £500,000

Colville Road, Portsmouth PO6 2DY

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ SEMI DETACHED
- ❖ TWO RECEPTION ROOMS
- ❖ FAMILY ROOM
- ❖ DOWNSTAIRS W.C.
- ❖ GARAGE
- ❖ PARKING
- ❖ LARGE ROOF TERRACE
- ❖ VIEWS OVER PORTSMOUTH
- ❖ ONE NOT TO MISS

Nestled on the charming Colville Road in Portsmouth, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three generously sized double bedrooms, this property is ideal for families or those seeking extra space. The home boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

An extension to the rear enhances the living area, creating additional reception space that can be tailored to your needs, whether it be a playroom, study, or dining area. The property also features a well-appointed bathroom, ensuring that all essential amenities are readily available.

For those with vehicles, the inclusion of a garage and parking space is a significant advantage, making daily life that much easier. The location is particularly appealing, being in close proximity to

Queen Alexandra Hospital, which is ideal for healthcare professionals or anyone who values easy access to medical facilities.

One of the standout features of this home is the roof terrace, which offers stunning views over Portsmouth and beyond. This outdoor space is perfect for enjoying a morning coffee or unwinding after a long day, all while taking in the picturesque surroundings.

In summary, this three-bedroom semi-detached house on Colville Road presents an excellent opportunity for those looking for a spacious and well-located family home in Portsmouth. With its extended living space, convenient amenities, and lovely views, it is a property not to be missed.

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



PROPERTY INFORMATION

ENTRANCE HALL

LIVING ROOM

14'10" x 10'10" (4.54 x 3.31)

DINING ROOM

15'9" x 14'3" (4.81 x 4.35)

KITCHEN

13'10" x 8'10" (4.24 x 2.70)

FAMILY ROOM

13'0" x 11'6" (3.97 x 3.51)

W.C.

4'9" x 4'4" (1.47 x 1.33)

LANDING

BEDROOM 1

15'7" x 10'10" (4.75 x 3.31)

BEDROOM 2

15'9" x 14'2" (4.82 x 4.34)

BEDROOM 3

15'9" x 8'10" (4.82 x 2.71)

BATHROOM

11'10" x 6'3" (3.63 x 1.92)

ROOF TERRACE

27'11" x 23'9" (8.51 x 7.26)

COUNCIL TAX BAND D

£2181

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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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