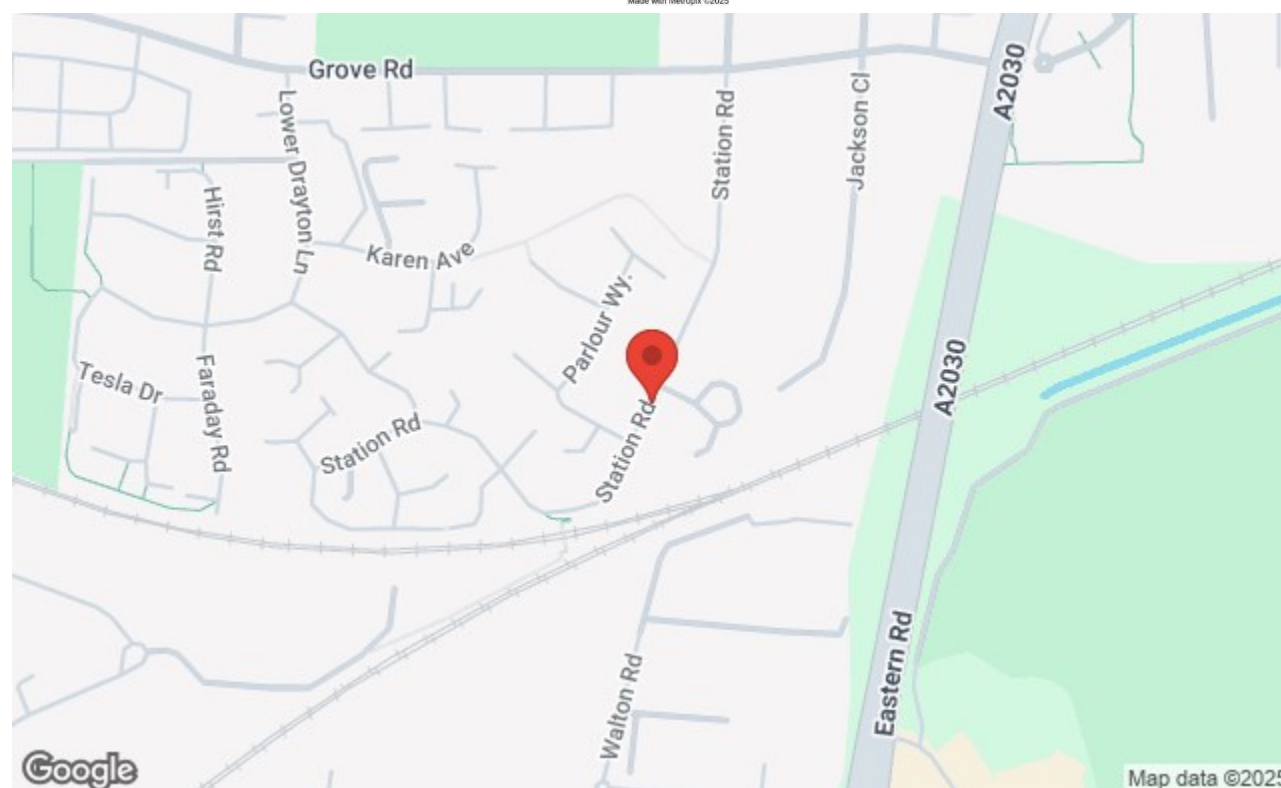


TOTAL FLOOR AREA : 712 sq.ft. (66.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Offers In Excess Of £350,000

Stroudley Avenue, Portsmouth PO6 1RF

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ OFF ROAD PARKING
- ❖ TWO BEDROOMS
- ❖ EAST FACING REAR GARDEN
- ❖ FITTED KITCHEN
- ❖ LOUNGE
- ❖ CONSERVATORY
- ❖ BATHROOM
- ❖ CLOSE TO LOCAL AMENITIES
- ❖ SOUGHT AFTER LOCATION

Nestled on the charming Stroudley Avenue in Drayton, this delightful semi-detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With two w bedrooms, this property is ideal for small families, couples, or individuals looking for a peaceful retreat.

Upon entering, you are welcomed by a light-filled porch that leads into a spacious lounge, perfect for relaxation or entertaining guests. The fitted kitchen is both functional and inviting, providing ample space for culinary pursuits. The conservatory offers a lovely spot to enjoy the garden views, making it an ideal space for morning coffee or afternoon reading.

The bungalow boasts a well-maintained bathroom, ensuring comfort and convenience for all residents. The east-facing rear garden is a true highlight, allowing for plenty of sunlight

throughout the day, making it a wonderful space for gardening enthusiasts or those who simply wish to enjoy the outdoors.

Parking is a breeze with space available for two vehicles, adding to the practicality of this charming home. Additionally, the property is offered with no forward chain, making the buying process straightforward and hassle-free.

In summary, this bungalow on Stroudley Avenue is a rare find, combining comfort, convenience, and a lovely outdoor space in a desirable location. Whether you are looking to downsize or seeking your first home, this property is well worth a visit.

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



PROPERTY INFORMATION

PORCH
7'1" x 3'9" (2.16 x 1.16)

KITCHEN
12'0" x 6'0" (3.66 x 1.85)

LOUNGE
15'7" x 11'5" (4.76 x 3.49)

BEDROOM ONE
11'6" x 8'2" (3.52 x 2.51)

BATHROOM
6'1" x 5'10" (1.86 x 1.80)

BEDROOM TWO
9'3" x 7'4" (2.82 x 2.24)

CONSERVATORY
17'3" x 9'1" (5.26 x 2.77)

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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