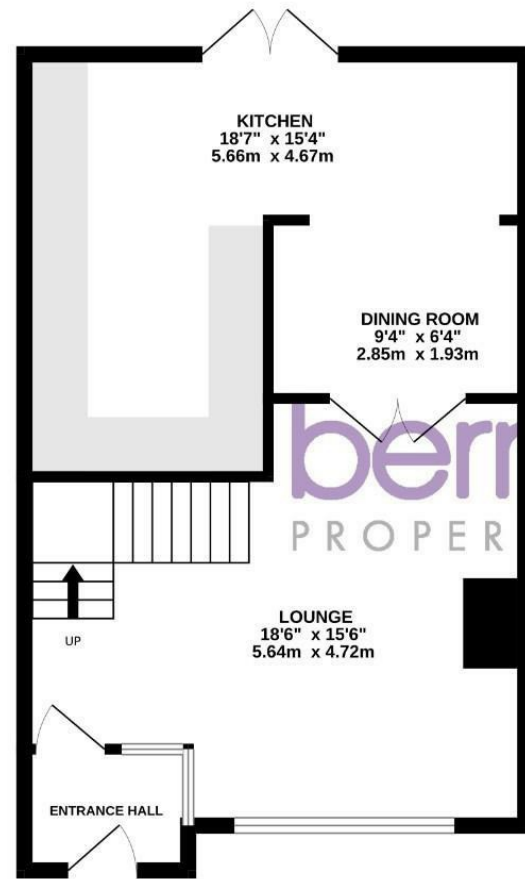
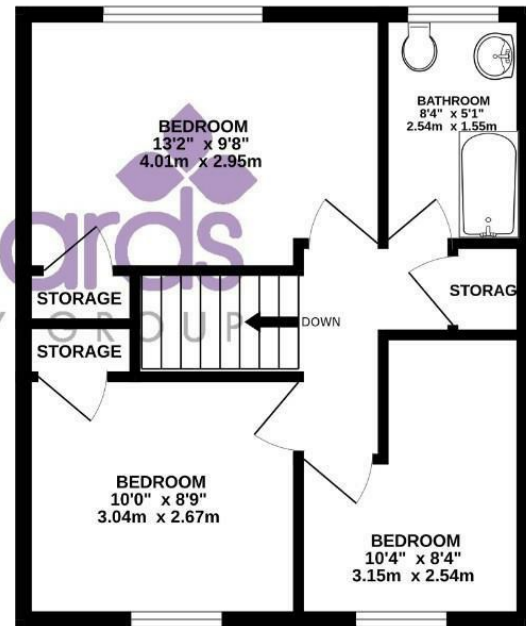


GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 913 sq.ft. (84.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Asking Price £335,000

Kestrel Place, Portsmouth PO6 1LH



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI -DETACHED
- ❖ DRIVE/OFF ROAD PARKING
- ❖ GARAGE
- ❖ MODERN FITTED KITCHEN
- ❖ OPEN PLAN LOUNGE
- ❖ DINING AREA
- ❖ GARDEN WITH DECKING AREA
- ❖ SOUGHT AFTER LOCATION

Welcome to this charming semi-detached house located in the sought-after area of Kestrel Place, Farlington, Portsmouth.

This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or those looking for extra space.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertaining. The modern kitchen is a highlight of the home, offering a stylish and functional area for cooking and dining. Adjacent to the kitchen, the dining area is perfect for family meals or hosting friends.

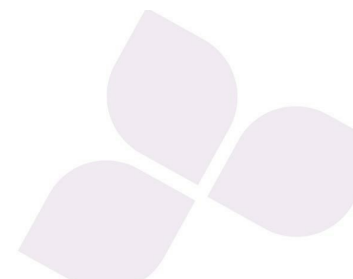
The family bathroom is conveniently located,

ensuring comfort and privacy for all residents. Outside, the property features a lovely garden complete with a decking area, perfect for enjoying sunny days or hosting summer barbecues.

Additionally, the property benefits from a drive and a garage, providing secure parking and extra storage space. This home is situated in a desirable location, close to local amenities and transport links, making it an excellent choice for those seeking convenience and community.

In summary, this semi-detached house in Kestrel Place offers a wonderful blend of modern living and family-friendly features, making it a must-see for potential buyers or renters. Don't miss the opportunity to make this lovely property your new home.

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



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



PROPERTY INFORMATION

- ENTRENCE HALL**
- LOUNGE**
18'6" x 15'5" (5.64 x 4.72)
- DINING ROOM**
9'4" x 6'3" (2.85 x 1.93)
- KITCHEN L-SHAPE**
18'6" x 15'3" (5.66 x 4.67)
- BEDROOM ONE**
13'1" x 9'8" (4.01 x 2.95)

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.

- BEDROOM TWO**
9'11" x 8'9" (3.04 x 2.67)
- BEDROOM THREE**
10'4" x 8'3" (3.15 x 2.54)
- BATHROOM**
8'3" x 5'1" (2.54 x 1.55)

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. Bernard's 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.

ANTI MONEY LAUNDERING
Bernard's 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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	79
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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