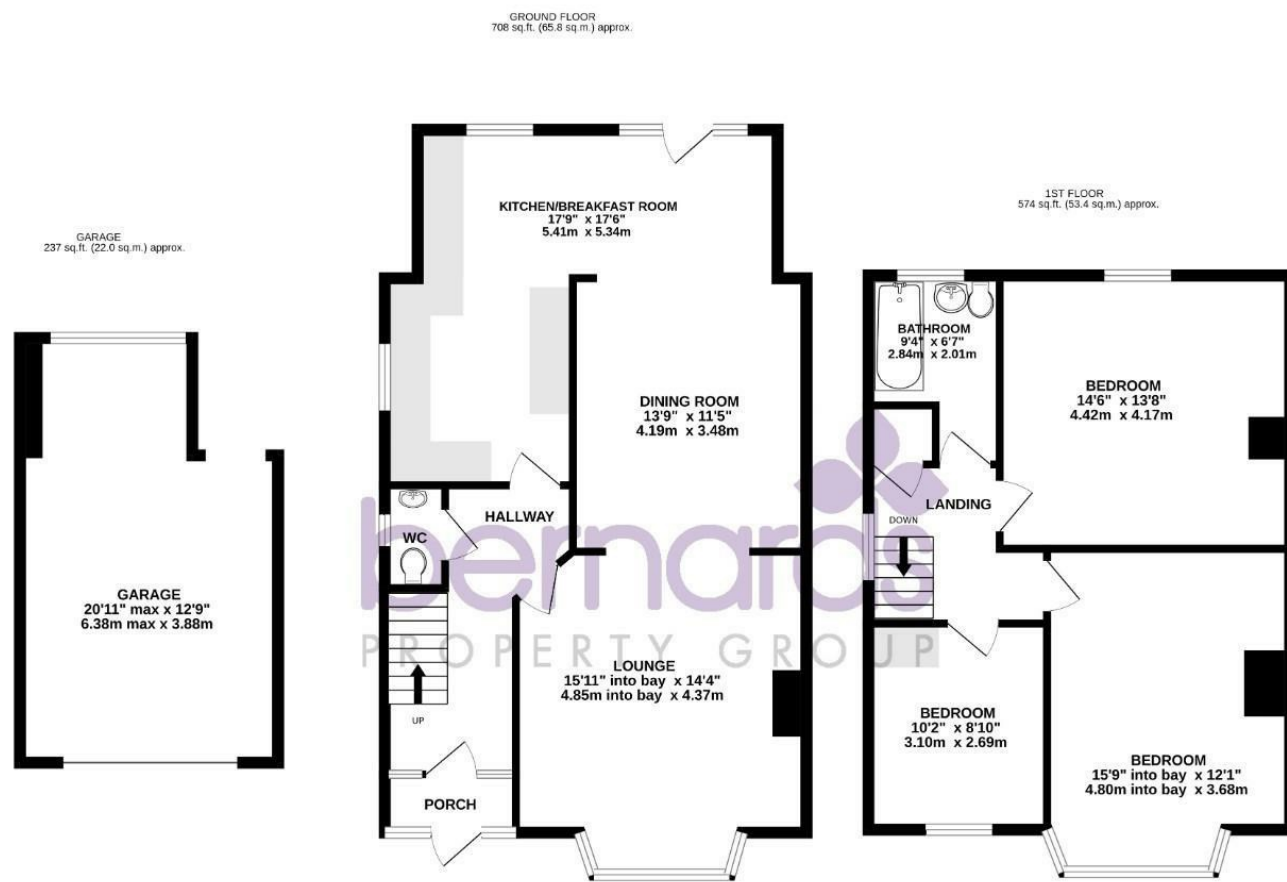
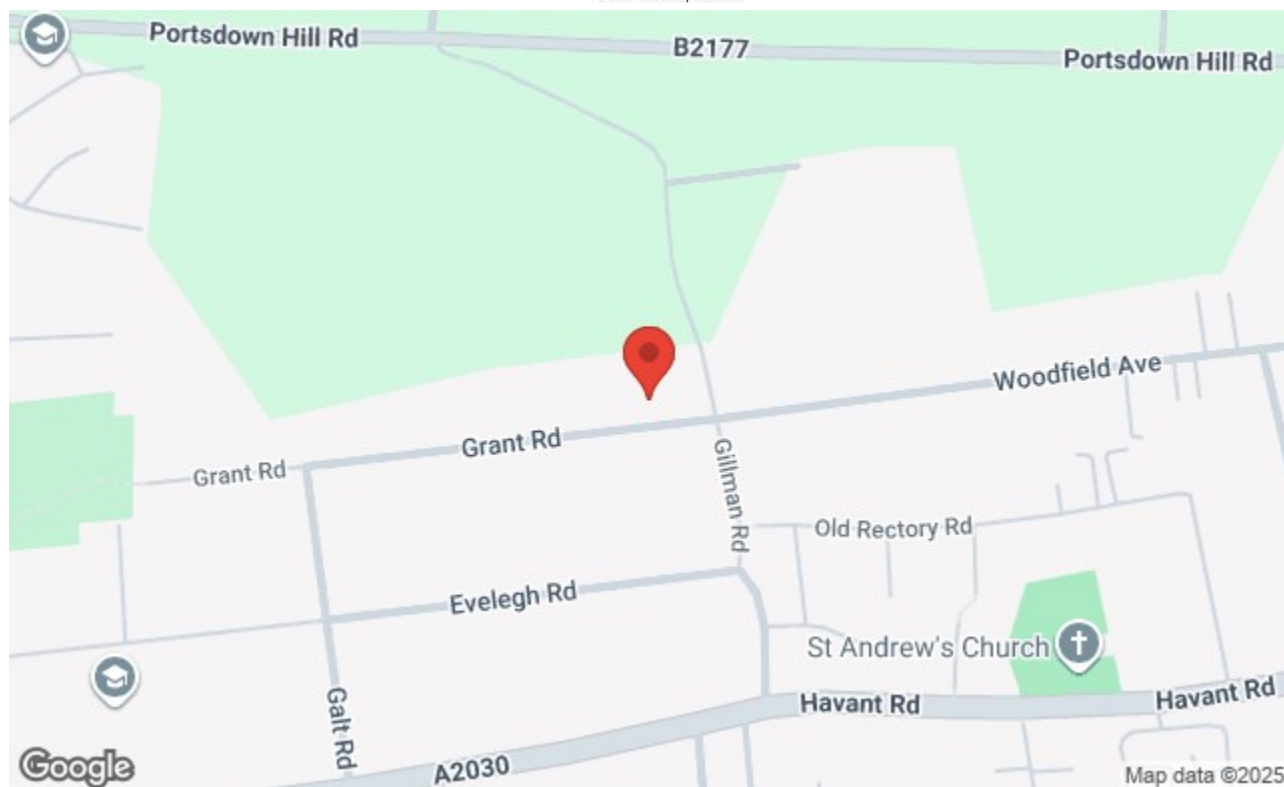




TOTAL FLOOR AREA : 1519 sq.ft. (141.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Offers In Excess Of £525,000

Grant Road, Portsmouth PO6 1DU



HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ GARAGE
- ❖ OFF ROAD PARKING FOR MULTIPLE CARS
- ❖ BACKING ONTO FIELDS
- ❖ LOUNGE
- ❖ DINING ROOM
- ❖ KITCHEN/BREAKFAST ROOM
- ❖ HILL SLOPES OF DRAYTON
- ❖ GOOD SIZE FAMILY HOME
- DOWNSTAIRS WC

Nestled on the picturesque Grant Road in Farlington, this charming three-bedroom semi-detached house offers a delightful family living experience. Set against the scenic hill slopes of Drayton, the property boasts a prime location that ensures both tranquillity and convenience.

Upon entering, you will be greeted by an inviting open-plan living area on the ground floor, perfect for family gatherings and entertaining guests. The layout is designed to maximise space and light, creating a warm and welcoming atmosphere throughout. The property features one well-appointed bathroom, catering to the needs of a modern family.

For those with vehicles, the property provides

ample parking space for multiple vehicles, including a garage and off-road parking, ensuring that you will never have to worry about finding a spot.

One of the standout features of this home is its unique position, backing onto open fields owned by Portsmouth Water, which guarantees a sense of privacy and a peaceful environment, as it is not overlooked by neighbouring properties.

This semi-detached house is truly a must-view for families seeking a comfortable and spacious home in a desirable location. With its blend of modern living and serene surroundings, it presents an excellent opportunity for those looking to settle in Portsmouth. Don't miss the chance to make this lovely property your new family home.

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



PROPERTY INFORMATION

- PORCH**
- ENTRANCE HALL**
- LOUNGE**
15'10" x 14'4" (4.85 x 4.37)
- DINING ROOM**
13'8" x 11'5" (4.19 x 3.48)
- KITCHEN/BREAKFAST**
17'8" x 17'6" (5.41 x 5.34)
- WC**
- LANDING**
- BEDROOM 1**
14'6" x 15'5" (4.42 x 4.71)
- BEDROOM 2**
15'8" x 12'0" (4.80 x 3.68)
- BEDROOM 3**
10'2" x 8'9" (3.10 x 2.69)
- BATHROOM**
9'3" x 6'7" (2.84 x 2.01)
- GARAGE**
20'11" x 12'8" (6.38 x 3.88)
- GARDEN**
- PARKING TO FRONT**
- COUNCIL TAX BAND D**
£2181

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.

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



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	71	77
England & Wales		



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