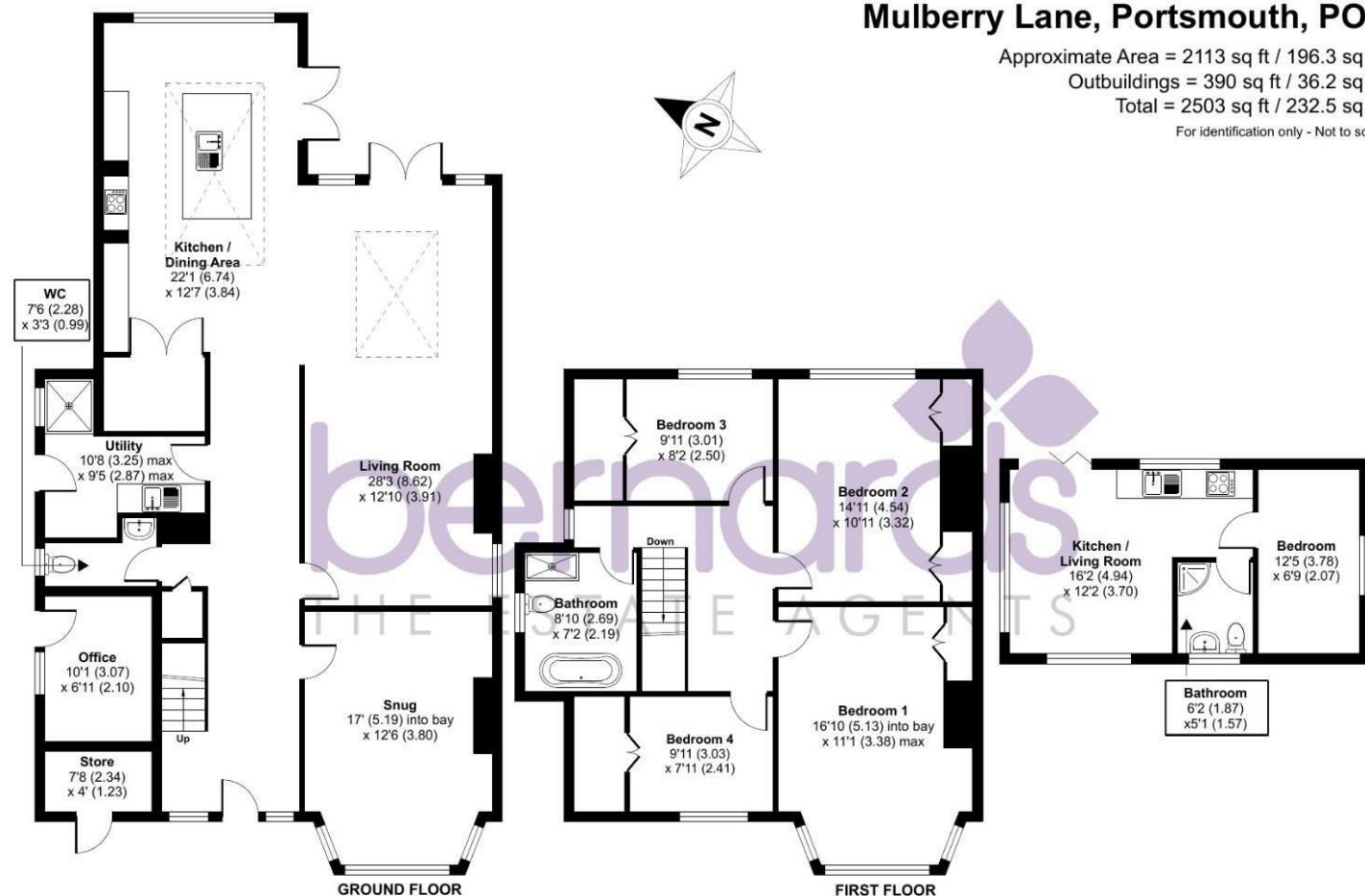
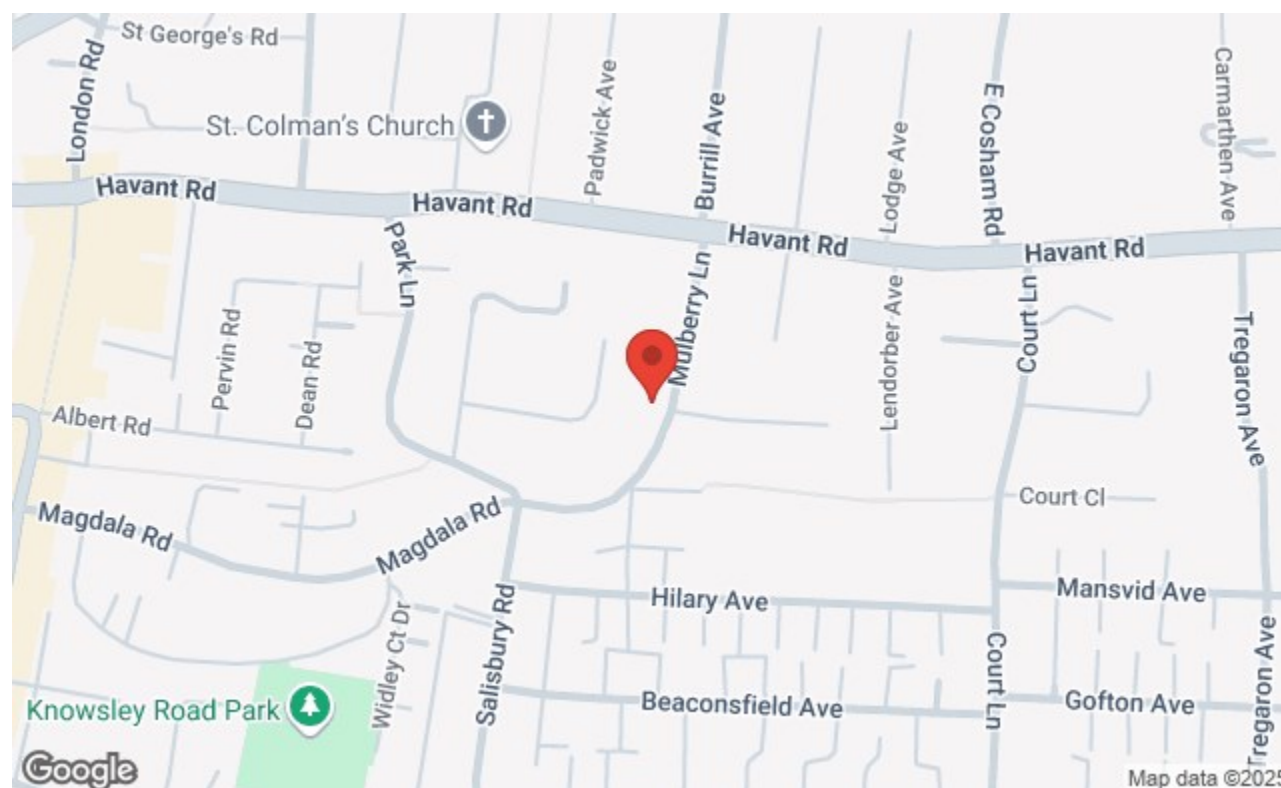


Mulberry Lane, Portsmouth, PO6

Approximate Area = 2113 sq ft / 196.3 sq m
Outbuildings = 390 sq ft / 36.2 sq m
Total = 2503 sq ft / 232.5 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). © richcom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1310166



Asking Price £800,000

Mulberry Lane, Portsmouth PO6 2QU

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THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ DETACHED
- ❖ EXTENDED TO REAR
- ❖ OPEN PLAN LIVING
- ❖ HIGH SPEC KITCHEN
- ❖ OFF ROAD PARKING FOR 6
- ❖ 1 BEDROOM ANNEXE
- ❖ KITCHEN & SHOWER ROOM
- ❖ LANDSCAPED GARDEN
- ❖ A MUST VIEW

Nestled on the charming Mulberry Lane in Drayton, this impressive four-bedroom detached house offers a perfect blend of space, comfort, and modern living. Spanning an expansive 2,503 square feet, this property is ideal for families seeking both room to grow and the convenience of contemporary amenities.

Upon entering, you are greeted by two well-appointed reception rooms, providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the high-spec kitchen/diner, which boasts modern fixtures and fittings, making it a delightful space for culinary enthusiasts and family gatherings alike.

In addition to the main living quarters, this

property features a one-bedroom annexe, offering independent living options for guests, extended family, or even as a potential rental opportunity. This versatile space enhances the property's appeal, catering to a variety of lifestyle needs.

Parking will never be a concern here, as the property accommodates up to six vehicles, ensuring convenience for both residents and visitors.

This home is truly one not to be missed, combining spacious living with modern comforts in a desirable location. Whether you are looking to settle down or invest, this property presents an exceptional opportunity in the heart of Portsmouth.

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

ENTRANCE HALL

W.C.

7'5" x 3'2" (2.28 x 0.99)

LOUNGE

17'0" x 12'5" (5.19 x 3.80)

LIVING ROOM

28'3" x 12'9" (8.62 x 3.91)

KITCHEN/DINER

22'1" x 12'7" (6.74 x 3.84)

UTILITY

10'7" x 9'4" (3.25 x 2.87)

OFFICE

10'0" x 6'10" (3.07 x 2.10)

FIRST FLOOR

BEDROOM 1

16'9" x 11'1" (5.13 x 3.38)

BEDROOM 2

14'10" x 10'10" (4.54 x 3.32)

BEDROOM 3

9'10" x 8'2" (3.01 x 2.50)

BEDROOM 4

9'11" x 7'10" (3.03 x 2.41)

BATHROOM

8'9" x 7'2" (2.69 x 2.19)

ANNEXE:

KITHCEN/LIVING ROOM

16'2" x 12'1" (4.94 x 3.70)

SHOWER ROOM

6'1" x 5'1" (1.87 x 1.57)

BEDROOM

12'5" x 6'9" (3.798 x 2.07)

GARDEN

STORE TO FRONT

7'8" x 4'0" (2.34 x 1.23)

COUNCIL TAX BAND E

£2666

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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