

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



Offers In Excess Of £525,000

Mulberry Lane, Portsmouth PO6 2QU





HIGHLIGHTS

- NO ONWARD CHAIN
- THREE BEDROOMS
- DETACHED
- TWO RECEPTION ROOMS
- GARAGE
- DRIVEWAY
- **REAR AND SIDE GARDENS**
- LOTS OF POTENTIAL
- **CLOSE TO AMENITIES**
- A MUST VIEW

Nestled on the charming Mulberry Lane in Portsmouth, this delightful three-bedroom detached house presents an excellent opportunity for those seeking a property with great potential. The home boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The well-proportioned bedrooms offer comfortable living, while the bathroom is conveniently located to serve the household.

One of the standout features of this property is the generous garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, the house includes a garage and off-road parking for two vehicles, ensuring convenience for you and your guests.

While the property is in need of modernisation, it offers a blank canvas for you to create your dream home. With no onward chain, you can move forward with your plans without delay. This house is ideal for families or individuals looking to invest in a property that they can truly make their

Do not miss the chance to explore the potential this home has to offer in a desirable location.

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





PROPERTY INFORMATION

PORCH

ENTRANCE HALL

W.C. 5'4" x 2'10" (1.63 x 0.88)

LOUNGE 16'9" x 13'4" (5.11 x 4.07)

DINING ROOM 17'1" x 15'3" (5.23 x 4.65)

13'10" x 9'4" (4.24 x 2.87)

LANDING

BEDROOM 1 17'3" x 13'4" (5.28 x 4.07)

BEDROOM 2 13'0" x 11'1" (3.97 x 3.40)

BEDROOM 3 13'0" x 8'0" (3.97 x 2.44)

BATHROOM 7'10" x 7'6" (2.40 x 2.29)

GARAGE 14'9" x 7'10" (4.52 x 2.39)

GARDEN

COUNCIL TAX BAND E £2666

ANTI MONEY LAUNDERING

Bernards Estate agents have a legal obligation to complete anti-money I a u n d e r i n g and will provide a personable checks. The AML check should be completed in branch. of our sales team for further Please call the office to book details. 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 service. Please ask a member









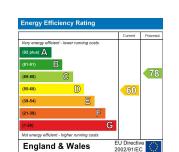
















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