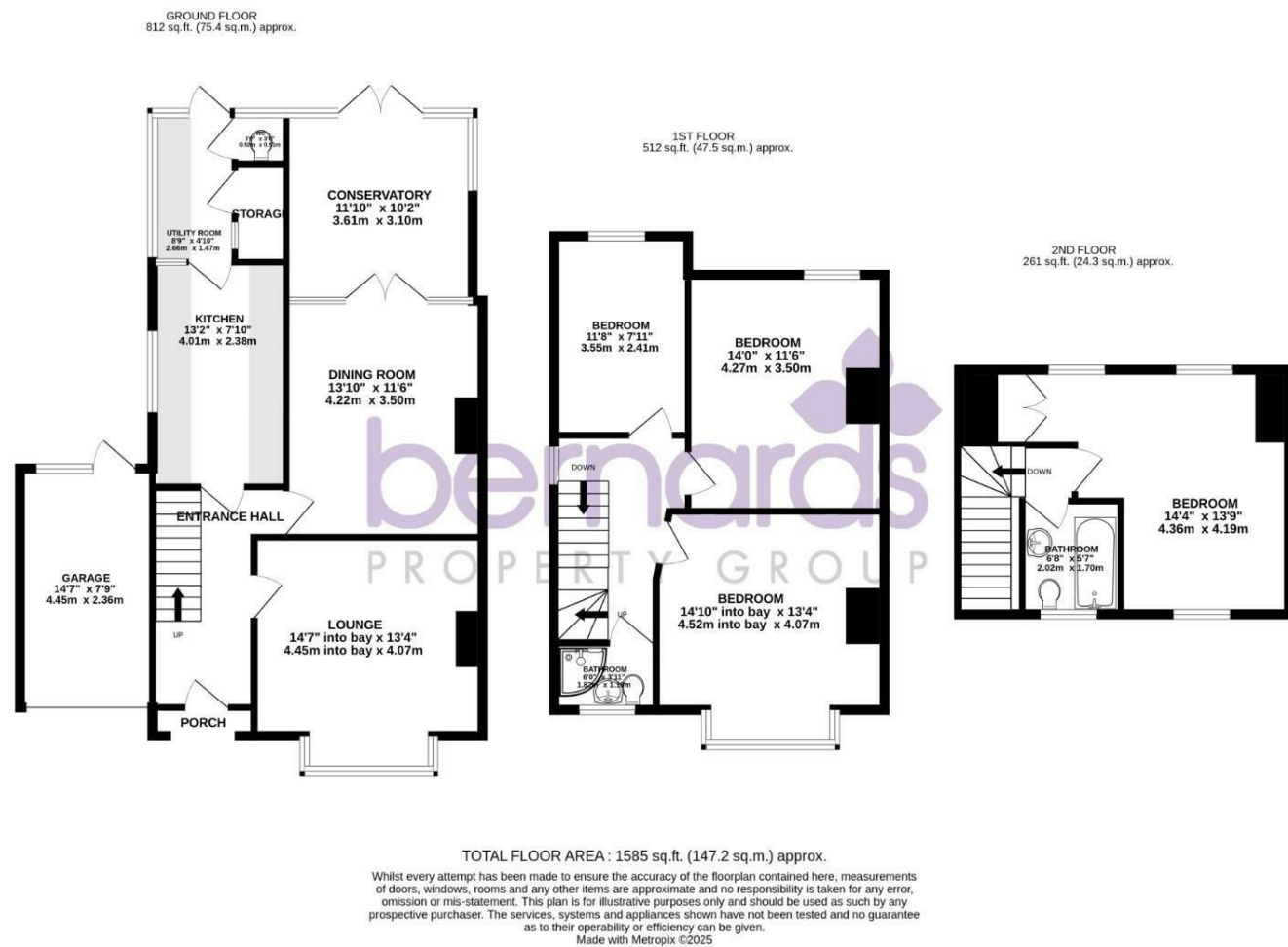




FOR SALE

Offers In Excess Of £475,000

Colville Road, Portsmouth PO6 2DX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- DOUBLE BAY SEMI-DETACHED HOUSE
- FOUR BEDROOMS
- GARAGE WITH ACCESS TO GARDEN
- BLOCK PAVED DRIVE
- KITCHEN WITH UTILITY ROOM
- TWO BATH/SHOWER ROOMS
- DOWNSTAIRS WC
- SOUGHT AFTER HILL SLOPE LOCATION
- MATURE REAR GARDEN WITH LAWN
- THREE RECEPTION ROOMS

Nestled in the desirable Hill Slope area of Portsmouth, this charming semi-detached house on Colville Road offers a perfect blend of space and comfort. Spanning an impressive 1,585 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home.

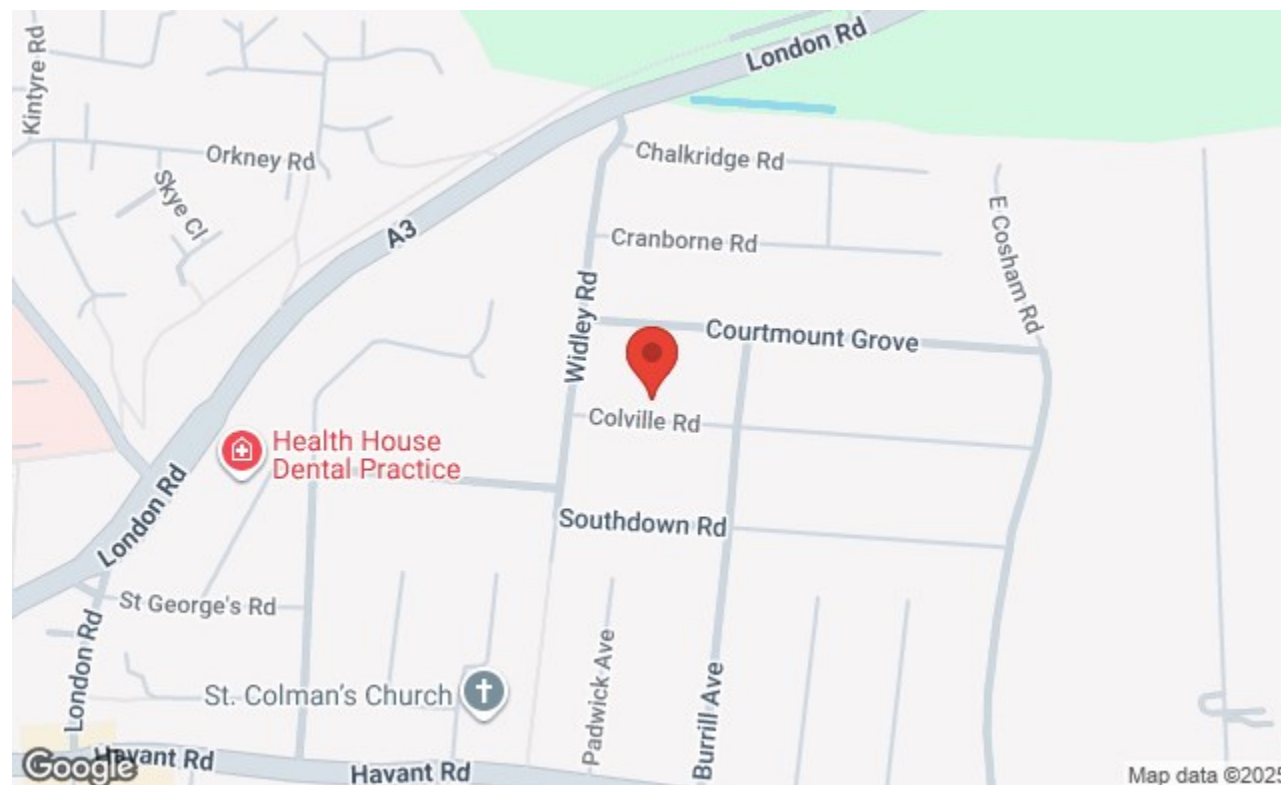
Upon entering, you are greeted by three inviting reception rooms, including a spacious lounge and a delightful dining room, perfect for entertaining guests or enjoying family meals. The conservatory, which leads directly to the rear garden, provides a lovely space to relax and soak up the natural light throughout the day.

The property features two bathrooms, including a well-appointed bathroom and a

convenient shower room, ensuring ample facilities for the whole family. The kitchen is equipped with a utility room, offering practicality and ease for daily living.

Outside, the property benefits from a garage with direct access to the garden, as well as parking on your own drive. The rear garden is a tranquil retreat, ideal for outdoor gatherings or simply enjoying the fresh air.

This home is not only spacious but also situated in a prime location, making it a fantastic opportunity for those seeking a comfortable and convenient lifestyle in Portsmouth. With its blend of modern living and traditional charm, this property is sure to attract interest. Do not miss the chance to make this wonderful house 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

HALLWAY
LOUNGE
14'7" x 13'4" (4.45 x 4.07)

DINING ROOM
13'10" x 11'5" (4.22 x 3.50)

CONSERVATORY
11'10" x 10'2" (3.61 x 3.10)

KITCHEN
13'1" x 7'9" (4.01 x 2.38)

UTILITY / STORAGE
8'7" x 4'9" (2.64 x 1.47)

WC

BEDROOM ONE
14'9" x 13'4" (4.52 x 4.07)

BEDROOM TWO
14'0" x 11'5" (4.27 x 3.50)

BEDROOM FOUR
11'7" x 7'10" (3.55 x 2.41)

SHOWER ROOM

BEDROOM THREE
14'3" x 13'8" (4.36 x 4.19)

BATHROOM

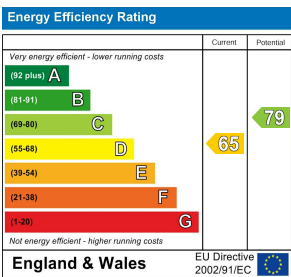
GARAGE
14'7" x 7'8" (4.45 x 2.36)

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.



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