



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



FOR SALE

Asking Price £350,000

Dovercourt Road, Portsmouth PO6 2RZ

bernards
THE ESTATE AGENTS



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HIGHLIGHTS

- ❖ Highbury Estate
- ❖ Bedrooms over three floors
- ❖ Kitchen/Breakfast Room
- ❖ Lounge
- ❖ Conservatory
- ❖ Downstairs W.C.
- ❖ En-suite to Master
- ❖ No onward chain
- ❖ One off road parking space
- ❖ Potential to add parking (STPC)

Nestled on the desirable Dovercourt Road in Portsmouth, this modern house presents an excellent opportunity for families and professionals alike. With three well-proportioned bedrooms spread across three floors, this property offers ample space for comfortable living. The main bedroom boasts an en-suite bathroom, providing a private retreat for relaxation.

The heart of the home is a spacious kitchen/diner, perfect for family meals and entertaining guests. Adjacent to this, a separate lounge offers a cosy space to unwind, while a delightful conservatory invites natural light and connects you to the outdoors.

Finished to a high standard, this contemporary build combines style with functionality, ensuring a welcoming atmosphere throughout. The property also features off-road parking, a valuable asset in this bustling area. Additionally, there is potential to extend the parking for multiple vehicles, subject to planning consent, allowing you to tailor the home to your needs.

With no onward chain, this house is ready for you to move in and make it your own. Whether you are looking for a family home or a smart investment, this property on Dovercourt Road is not to be missed.

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

W.C.

KITCHEN/BREAKFAST
8'0" x 16'11" (2.44 x 5.16)

LOUNGE
12'11" x 13'8" (3.96 x 4.17)

CONSERVATORY
8'5" x 12'4" (2.57 x 3.76)

LANDING

BEDROOM 2
12'9" x 12'4" (3.89 x 3.78)

BEDROOM 3
6'3" x 11'3" (1.93 x 3.43)

BATHROOM
6'5" x 6'7" (1.98 x 2.02)

LANDING

BEDROOM 1
12'11" x 17'11" (3.96 x 5.48)

EN-SUITE
9'3" x 9'4" (2.84 x 2.85)

GARDEN

OFF ROAD PARKING

COUNCIL TAX BAND C
£1939

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.

ESTATE CHARGE

November 2024 £260.11



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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