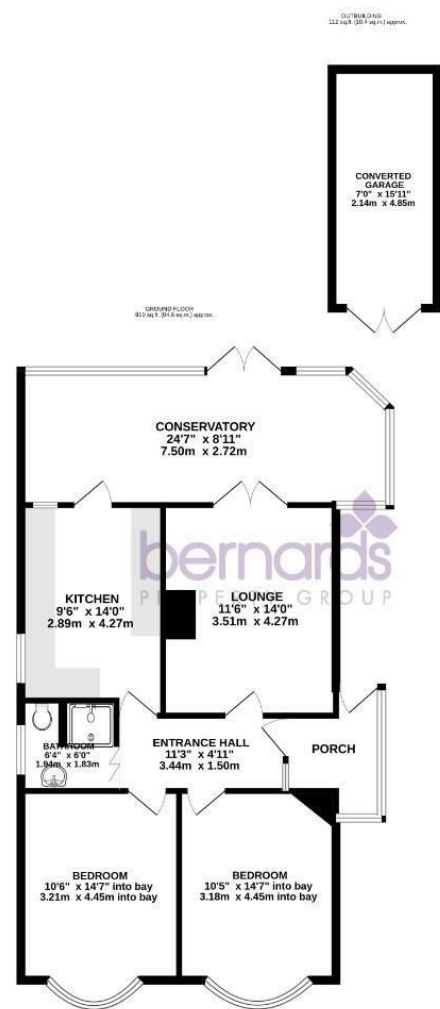




Asking Price £425,000

South Road, Portsmouth PO6 1QD

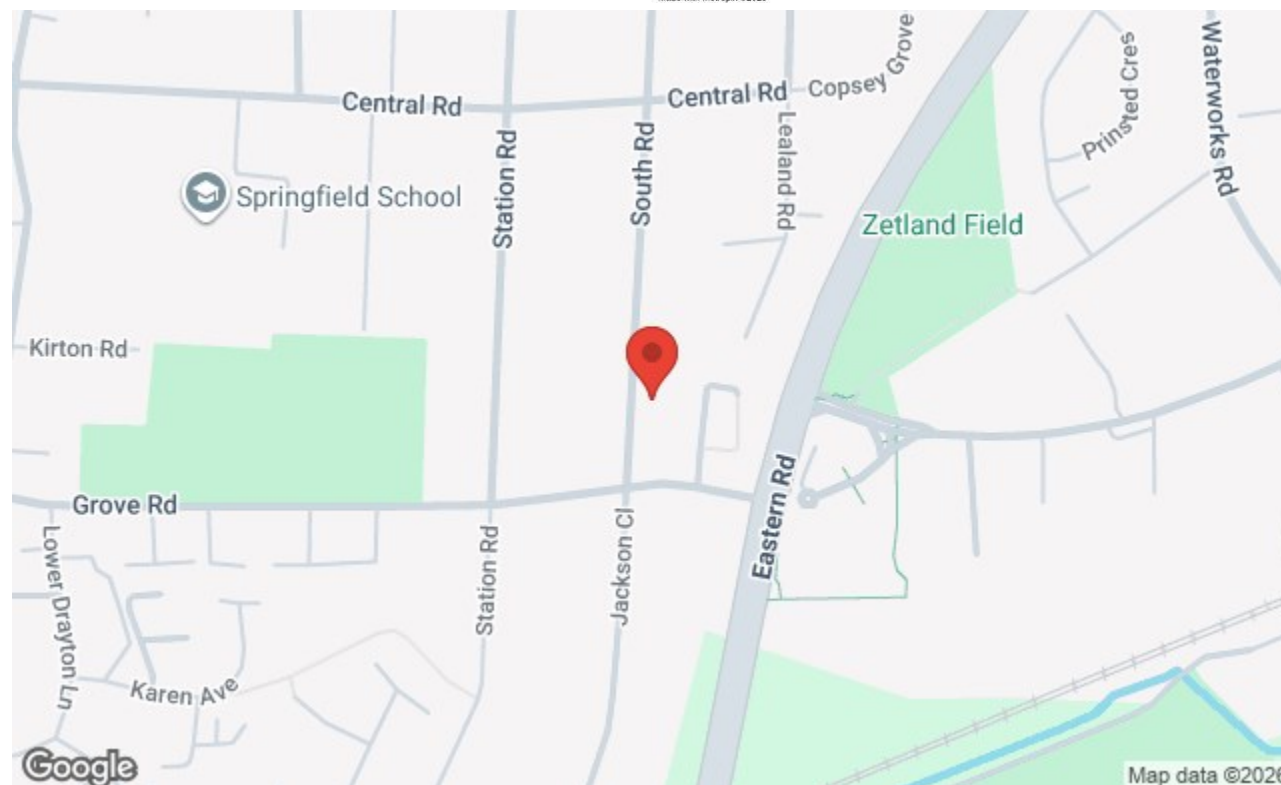
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THE ESTATE AGENTS



TOTAL FLOOR AREA: 1022 sq.ft. (94.9 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



HIGHLIGHTS

- ❖ NO ONWARD CHAIN
- ❖ DETACHED
- ❖ 2 DOUBLE BEDROOMS
- ❖ DRIVEWAY
- ❖ CONVERTED GARAGE
- ❖ CONSERVATORY
- ❖ MODERN KITCHEN
- ❖ GOOD SIZE GARDEN
- ❖ CLOSE TO LOCAL SHOPS
- ❖ VIEWING ADVISED

Nestled on South Road in the charming area of Drayton, Portsmouth, this delightful two-bedroom detached bungalow presents an excellent opportunity for those seeking a comfortable and convenient home. With no onward chain, this property is ready for you to move in and make it your own.

The bungalow boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The two inviting bedrooms provide ample space for rest and relaxation, while the bathroom is conveniently located to serve both rooms. A lovely conservatory at the rear of the property offers a bright and airy space, ideal for enjoying the garden views or

simply unwinding with a good book.

For those with vehicles, the property features off road parking, ensuring that parking is never a concern. The location is particularly advantageous, as it is situated close to local shops and a bus route, making daily errands and commuting straightforward and hassle-free.

This bungalow is a wonderful choice for first-time buyers, downsizers, or anyone looking for a peaceful retreat in a well-connected area. With its appealing features and prime location, this property is not to be missed. Come and see for yourself the potential this home has to offer.

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



PROPERTY INFORMATION

PORCH

ENTRANCE HALL

11'3" x 4'11" (3.44 x 1.50)

LOUNGE

11'6" x 14'0" (3.51 x 4.27)

CONSERVATORY

24'7" x 8'11" (7.50 x 2.72)

KITCHEN

9'5" x 14'0" (2.89 x 4.27)

BEDROOM 1

10'6" x 14'7" (3.21 x 4.45)

BEDROOM 2

10'5" x 14'7" (3.18 x 4.45)

BATHROOM

6'5" x 6'0" (1.96 x 1.83)

PARKING TO FRONT

CONVERTED GARAGE

7'0" x 15'10" (2.14 x 4.85)

GARDEN

COUNCIL TAX BAND D

£2181

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	64	74
(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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