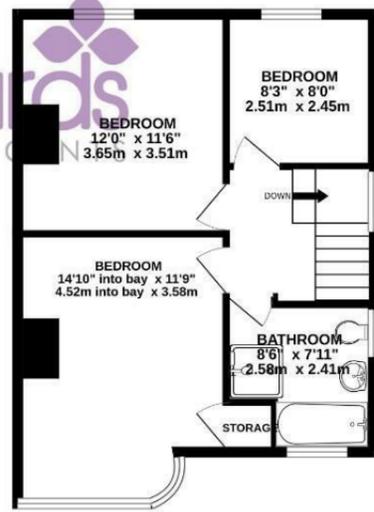


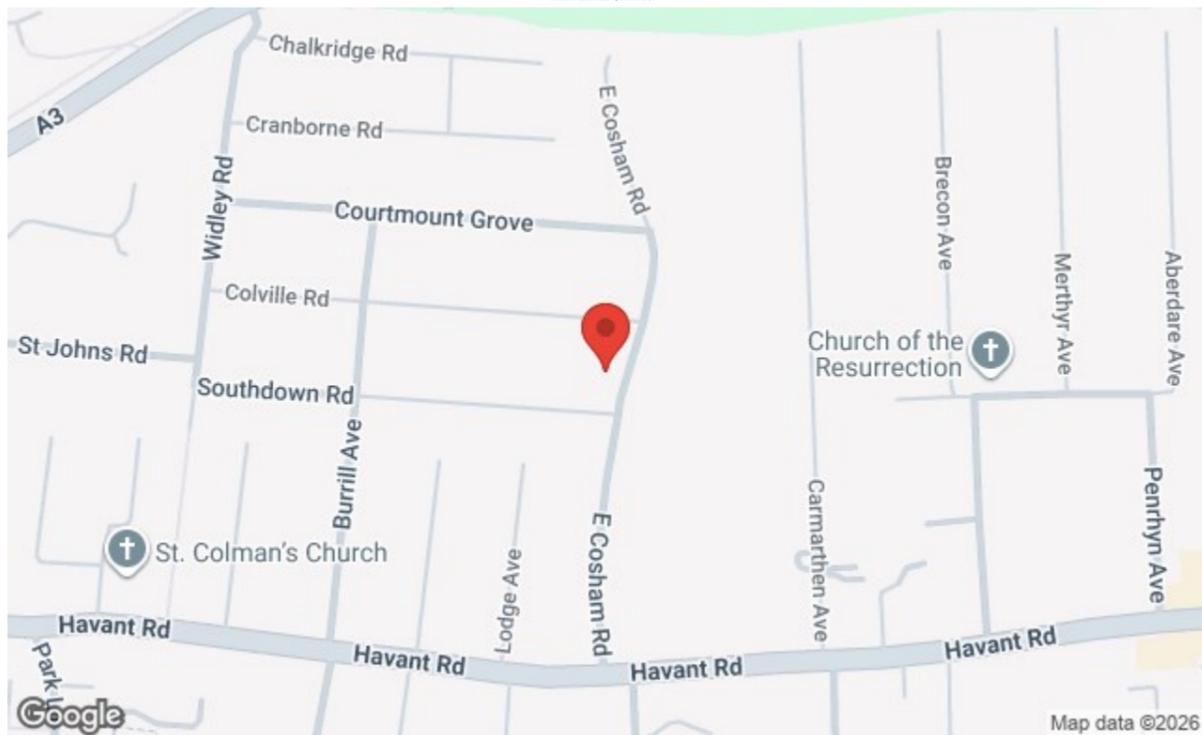
GROUND FLOOR
819 sq.ft. (76.1 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.2 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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FOR SALE

Offers In Excess Of £475,000

East Cosham Road, Portsmouth PO6 2BS

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- THREE BEDROOMS
- OPEN PLAN KITCHEN / SITTING / BREAKFAST ROOM
- SEMI-DETACHED HILLSLOP HOME
- SEPERATE LOUNGE
- WEST FACING REAR GARDEN
- DRIVE & OFF ROAD PARKING
- OUTBUILDING/STORE/OFFICE
- DOWNSTAIRS WC
- FOUR PIECE FAMILY BATHROOM
- SOUGHT AFTER EAST COSHAM ROAD LOCATION

Nestled on East Cosham Road in the vibrant city of Portsmouth, this charming semi-detached house offers a delightful blend of comfort and modern living. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The inviting layout features two reception rooms, providing ample room for relaxation and entertainment.

The heart of the home is the open-plan kitchen and dining area, which is ideal for family gatherings and social occasions. The lounge and sitting room offer additional spaces to unwind, while a convenient downstairs WC adds to the practicality of the home.

The modern family bathroom is tastefully designed, ensuring a serene space for your daily routines. Outside, the west-facing rear garden is a true highlight, providing a sun-soaked retreat for outdoor activities or simply enjoying a quiet

evening. The garden room adds an extra dimension, perfect for use as a home office or a playroom.

Parking is a breeze with space for up to three vehicles, making this property not only functional but also highly desirable. Located in a sought-after area, this home is close to local amenities, schools, and transport links, making it an excellent choice for those looking to settle in Portsmouth.

This semi-detached house on East Cosham Road is a wonderful opportunity to create lasting memories in a welcoming community. Don't miss your chance to make this lovely property your new home.

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



Call today to arrange a viewing
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PROPERTY INFORMATION

WC

ENTRANCE HALLWAY

LOUNGE

14'8" x 11'4" (4.48 x 3.47)

KITCHEN/BREAKFAST ROOM

20'9" x 19'1" (6.34 x 5.84)

SITTING ROOM

11'11" x 11'4" (3.65 x 3.47)

BEDROOM ONE

14'9" x 11'8" (4.52 x 3.58)

BEDROOM TWO

11'11" x 11'6" (3.65 x 3.51)

BEDROOM THREE

8'2" x 8'0" (2.51 x 2.45)

BATHROOM

8'5" x 7'10" (2.58 x 2.41)

GARDEN ROOM

16'0" x 11'1" (4.88 x 3.40)

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	
(92-100) 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	
82	66
EU Directive 2002/91/EC	
England & Wales	



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