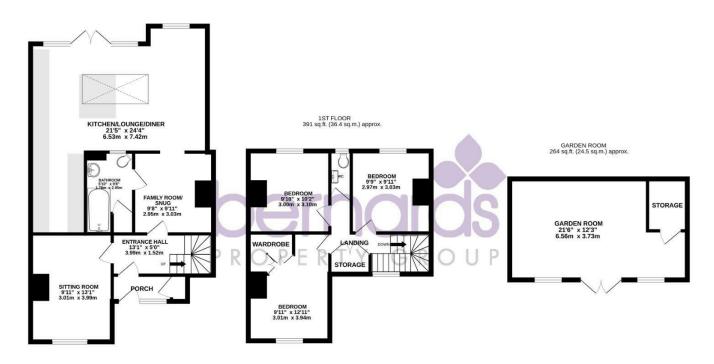
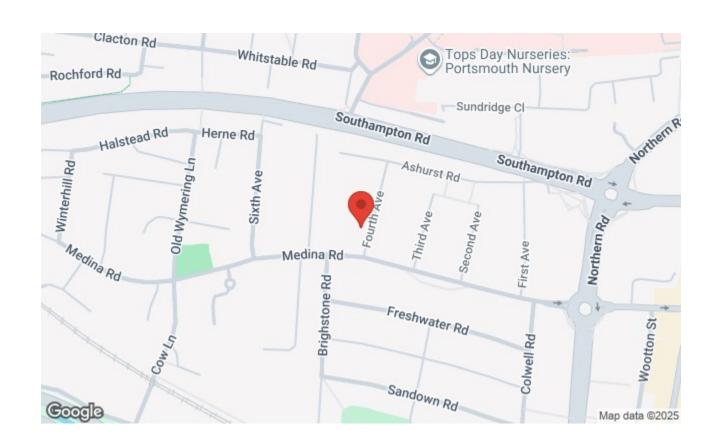
GROUND FLOOR 722 sq.ft. (67.1 sq.m.) approx



TOTAL FLOOR AREA: 1377 sq.ft. (127.9 sq.m.) approx



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



Asking Price £340,000

Fourth Avenue, Portsmouth PO6 3HX







THREE DOUBLE BEDROOMS

MODERN FINISH THROUGHOUT

EXTENDED TO THE REAR

FAMILY BATHROOM

UPSTAIRS WC

21FT OUTBUILDING / GARDEN

ROOM

TWO RECEPTION ROOMS

WEST FACING LOW MAINTENANCE The property boasts a west-facing low GARDEN

CLOSE TO HOSPITAL

Nestled in the desirable Fourth Avenue of Portsmouth, this charming house offers a perfect blend of modern living and comfort. With three spacious double bedrooms, this property is ideal for families or those seeking extra space. The well-appointed family bathroom ensures convenience for all residents.

24FT OPEN PLAN KITCHEN / DINER Upon entering, you are greeted by three inviting reception rooms, including a cosy sitting room and a snug, perfect for relaxation or entertaining guests. The heart of the home is undoubtedly the impressive 24ft open plan kitchen and lounge, which provides a bright and airy space for family gatherings and culinary adventures.

maintenance rear garden, allowing you to enjoy the afternoon sun without the hassle of extensive upkeep. Additionally, a remarkable 21ft garden room offers versatile options, whether as a home office, playroom, or additional leisure space.

The front of the house features block paving, enhancing the property's curb appeal. Located in a sought-after area, this home is conveniently close to the Queen Alexandra Hospital, making it an excellent choice for healthcare professionals or those who value proximity to essential services.

This delightful house combines modern finishes with practical living spaces, making it a wonderful opportunity for anyone looking to settle in Portsmouth. Don't miss the chance to make this lovely property your new home.

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







PROPERTY INFORMATION

PORCH

SITTING ROOM 9'10" x 13'1" (3.01 x 3.99)

FAMILY ROOM / SNUG 9'8" x 9'11" (2.95 x 3.03)

21'5" x 24'4" max (6.53 x 7.42 max

BATHROOM

BEDROOM ONE 9'10" x 12'11" (3.01 x 3.94)

BEDROOM TWO 9'10" x 10'2" (3.00 x 3.10)

BEDROOM THREE 9'8" x 9'11" (2.97 x 3.03)

WC

GARDEN ROOM 21'6" x 12'2" (6.56 x 3.73)

ANTI MONEY LAUNDERING

Bernards Estate agents have a legal obligation to urge you to avoid. A local, complete anti-money laundering checks. The AML check should be completed in branch. Please call the and get the job done in a office to book an AML check timely manner. Bernards if you would like to make an offer on this property. Please note the AML check includes have the necessary local taking a copy of the two knowledge and will provide forms of identification for a personable service. each purchaser. A proof of Please ask a member of our address and proof of name sales team for further 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 KITCHEN/LOUNGE/DINERoffice 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 established and experienced conveyancer will safeguard your interests can recommend several local firms of solicitors who details.









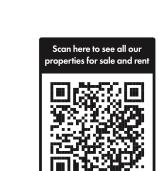














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