



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



FOR SALE

Asking Price £340,000

Fourth Avenue, Portsmouth PO6 3HX

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE DOUBLE BEDROOMS
- ❖ MODERN FINISH THROUGHOUT
- ❖ EXTENDED TO THE REAR
- ❖ 24FT OPEN PLAN KITCHEN / DINER
- ❖ FAMILY BATHROOM
- ❖ UPSTAIRS WC
- ❖ 21FT OUTBUILDING / GARDEN ROOM
- ❖ TWO RECEPTION ROOMS
- ❖ WEST FACING LOW MAINTENANCE 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.

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.

The property boasts a west-facing low

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)

KITCHEN/LOUNGE/DINER

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 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		
(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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