

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



Asking Price £700,000









- UNIQUE FAMILY HOME
- ♣ FIVE BEDROOMS
- DETACHED
- THREE RECEPTION ROOMS
- DOWNSTAIRS SHOWER ROOM
- ELEVATED POSITION
- FRONT AND REAR GARDENS
- OFF ROAD PARKING
- **GARAGE**
- CLOSE TO QA HOSPITAL

Nestled on London Road in the charming area of Cosham, Portsmouth, this unique detached family home offers an exceptional living experience. With five spacious bedrooms, this property is perfect for families seeking room to grow. The two well-appointed bathrooms ensure convenience for all residents, while the two reception rooms provide ample space for relaxation and entertaining.

One of the standout features of this home is the delightful conservatory at the rear, which invites natural light and offers a serene space to enjoy the garden views. The property also boasts parking for three vehicles, along with a garage, making it ideal for families with multiple cars or

those who appreciate extra storage space.

Situated conveniently close to Queen Alexandra Hospital and Cosham mainline station, this home is perfectly positioned for easy access to local amenities and transport links. Whether you are commuting to work or exploring the vibrant city of Portsmouth, this location offers both convenience and comfort.

This property is not just a house; it is a unique family home that promises to meet the needs of modern living. With its generous space, thoughtful layout, and prime location, it is an opportunity not to be missed.

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





PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE 14'4" x 22'8" (4.38 x 6.92)

DINING ROOM 13'8" x 14'11" (4.19 x 4.57)

STUDY 9'10" x 10'4" (3.01 x 3.15)

SHOWER ROOM 6'0" x 4'0" (1.85 x 1.24)

KITCHEN 22'6" x 18'6" (6.88 x 5.64)

CONSERVATORY 28'8" x 11'11" (8.74 x 3.64)

BEDROOM ONE 14'0" x 17'1" (4.27 x 5.21)

BEDROOM TWO 10'4" x 10'4" (3.15 x 3.15)

BEDROOM THREE 9'10" 10'4" (3.02 3.15)

BEDROOM FOUR 14'11" x 13'8" (4.57 x 4.19)

BEDROOM FIVE 10'9" x 13'5" (3.30 x 4.09)

BATHROOM 6'9" x 8'7" (2.08 x 2.62)

GARAGE 21'10" x 8'3" (6.68 x 2.53)

COUNCIL TAX BAND G £3635

ANTI MONEY LAUNDERING

legal obligation to complete Please call the office to book details. 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 Bernards Estate agents have a of solicitors who have the necessary local knowledge anti-money laundering and will provide a personable checks. The AML check should service. Please ask a member be completed in branch. of our sales team for further









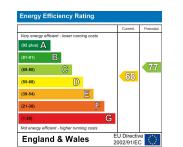
















Call today to arrange a viewing 02392 728 091 www.bernardsestates.co.uk

