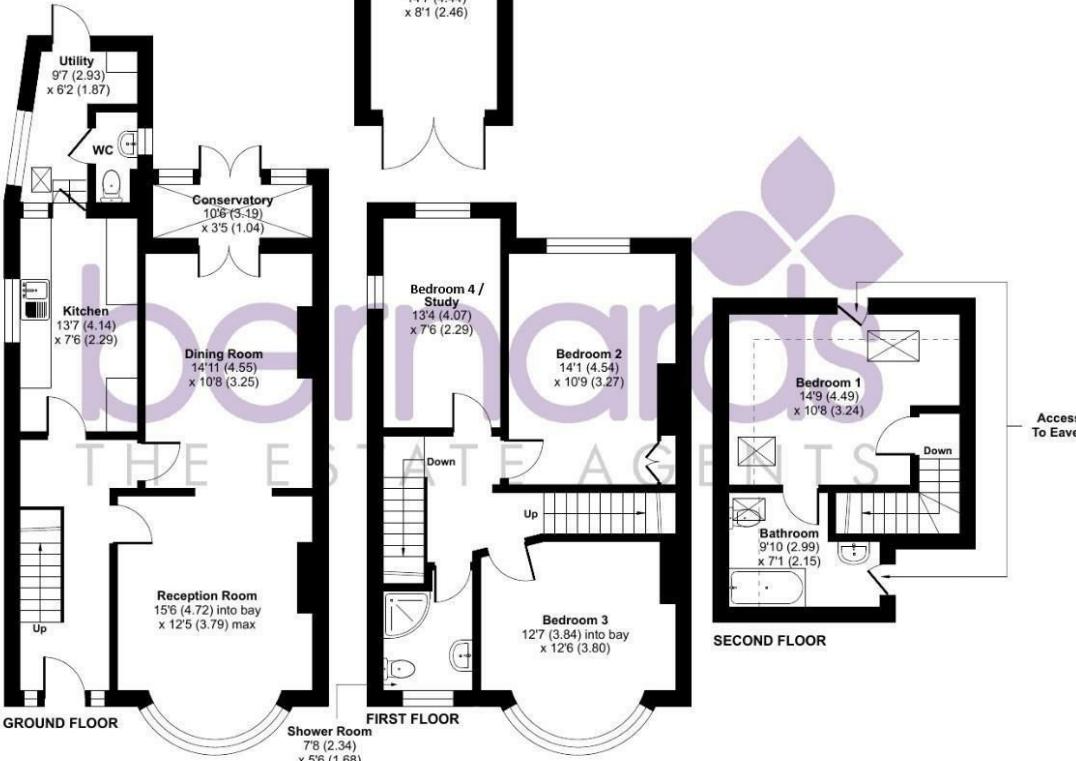




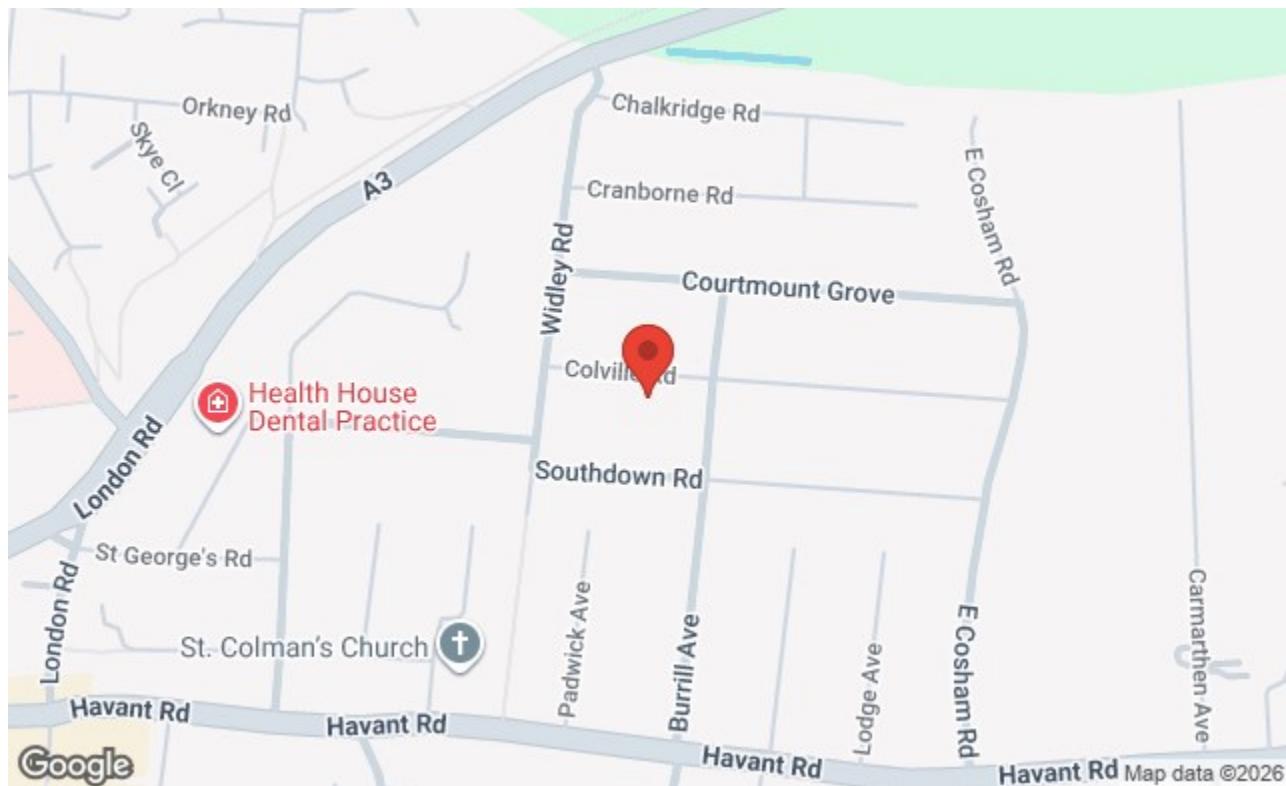
Colville Road, Drayton, Portsmouth, PO6

Approximate Area = 1429 sq ft / 132.7 sq m
 Limited Use Area(s) = 54 sq ft / 5 sq m
 Garage = 118 sq ft / 10.9 sq m
 Total = 1601 sq ft / 148.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nftchecom 2025. Produced for Bernards Estate and Letting Agents Ltd. REF: 1387578



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



Asking Price £485,000

FOR
SALE

Colville Road, Portsmouth PO6 2DX

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THE ESTATE AGENTS



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2



2

HIGHLIGHTS

- FOUR DOUBLE BEDROOMS
- SEMI DETACHED
- THREE RECEPTION ROOMS
- SOUTH FACING REAR GARDEN
- GARAGE
- TWO BATHROOMS & WC
- GALLEY STYLE KITCHEN
- PERIOD FEATURES
- BEAUTIFULLY PRESENTED
- SOUGHT AFTER HILL SLOPE LOCATION

Nestled in the desirable Hill Slopes area of Drayton, Portsmouth, this charming house on Colville Road offers a perfect blend of period features and modern living. Spanning an impressive 1,601 square feet, the property boasts four generously sized double bedrooms, making it an ideal family home.

Upon entering, you are greeted by three inviting reception rooms, each providing ample space for relaxation and entertaining. The galley-style kitchen is both functional and stylish, catering to all your culinary needs. The property also includes a utility room, adding to the convenience of daily life.

The two well-appointed bathrooms, along

with an additional WC, ensure that there is no shortage of facilities for family and guests alike. A delightful wood burner in one of the reception rooms adds a touch of warmth and character, perfect for cosy evenings in.

Outside, the garden offers a tranquil retreat, ideal for outdoor activities or simply enjoying the fresh air.

With its period-style interior and spacious layout, this home is not only practical but also exudes charm and character. The EPC rating of D indicates a reasonable level of energy efficiency, making it a sensible choice for modern living. This property is a rare find and is sure to attract considerable interest. Don't miss the opportunity to make this delightful house your new home.

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL

and proof of name document is required. Please note we cannot put forward an offer without the AML check being completed

LOUNGE

15'5" x 12'5" into bay (4.72 x 3.79 into bay)

DINING ROOM

14'11" x 10'7" (4.55 x 3.25)

KITCHEN

13'6" x 7'6" (4.14 x 2.29)

CONSERVATORY

10'5" x 3'3" (3.19 x 1.01)

WC

UTILITY ROOM

9'7" x 5'5" (2.93 x 1.67)

BEDROOM TWO

14'10" x 10'8" (4.54 x 3.27)

BEDROOM THREE

12'7" x 12'5" (3.84 x 3.80)

BEDROOM FOUR

13'4" x 7'6" (4.07 x 2.29)

SHOWER ROOM

BEDROOM ONE

14'8" x 10'7" (4.49 x 3.24)

BATHROOM

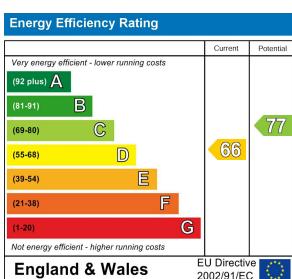
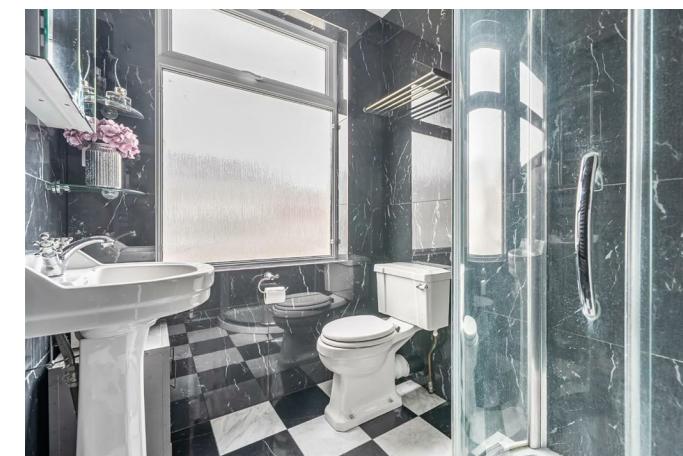
9'9" x 7'0" (2.99 x 2.15)

GARAGE

14'6" x 8'0" (4.44 x 2.46)

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



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