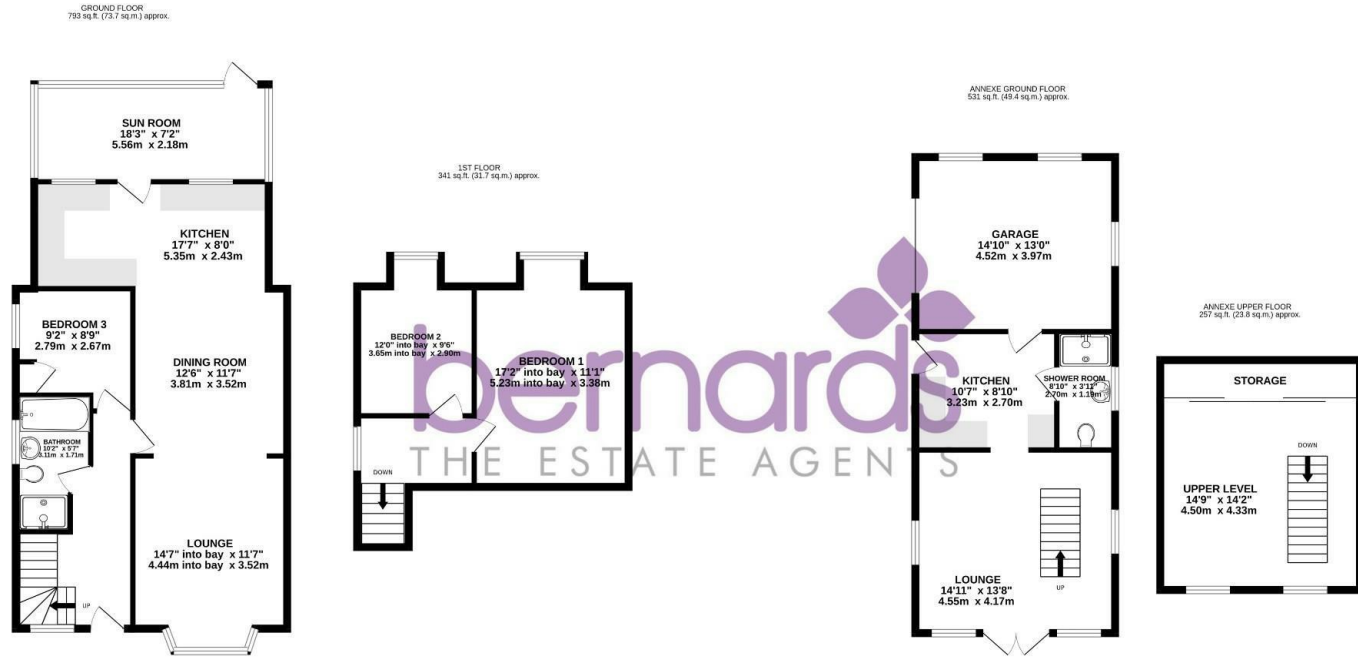


FOR SALE

Asking Price £485,000

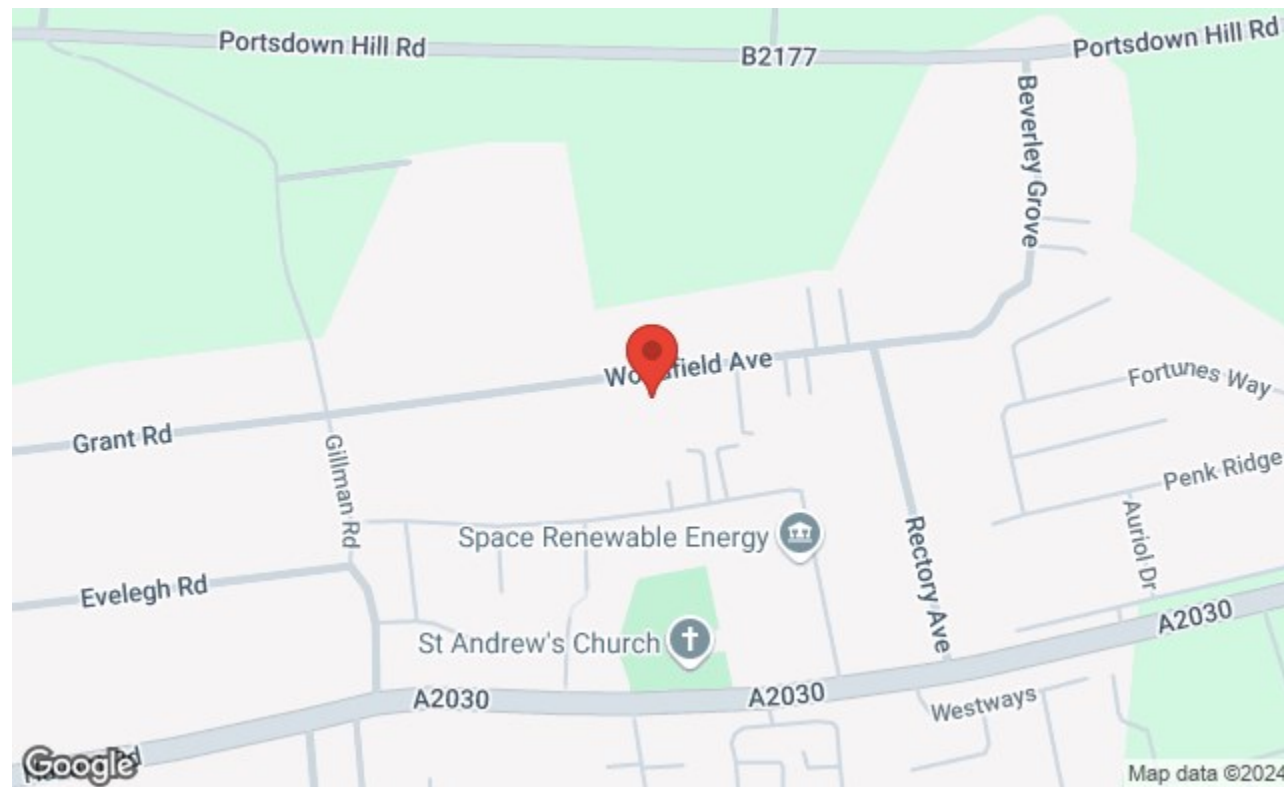
Woodfield Avenue, Portsmouth PO6 1AP

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1923 sq.ft. (178.6 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. Made with Metropix ©2024



3 bedrooms, 1 bathroom, 3 living areas

HIGHLIGHTS

- NO FORWARD CHAIN
- THREE BEDROOMS
- OPEN PLAN LOUNGE DINER
- DRIVE AND GARAGE
- KITCHEN / BREAKFAST ROOM
- SOUTH FACING REAR GARDEN
- FAMILY BATHROOM
- SOUGHT AFTER LOCATION
- BREATH TAKING VIEWS
- FULLY EQUIPED BRICK SUMMER HOUSE

We are delighted to welcome to the sales market, this charming, spacious three bedroom semi-detached property in the highly sought after Woodfield Avenue.

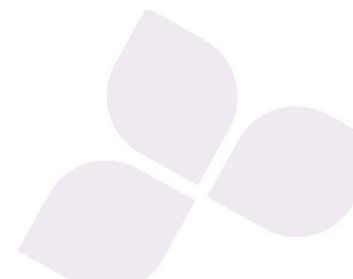
The heart of this home is the impressive 26ft open plan lounge/diner, family bathroom, bedroom and a 17ft kitchen / breakfast room .

Moving upstairs you have two double bedrooms both with wonderful city views.

Outside you have a south-facing garden with low maintenance astro grass, which leads to the brick summerhouse which boasts shower room , kitchen , lounge and upstairs accommodation.

Add in the garage and the off road parking to the front, this property has it all.

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



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



# PROPERTY INFORMATION

**LOUNGE**  
14'6" x 11'6" (4.44 x 3.52)

**DINING ROOM**  
12'5" x 11'6" (3.81 x 3.52)

**KITCHEN / BREAKFAST ROOM**  
17'6" x 7'11" (5.35 x 2.43)

**SUN ROOM**  
18'2" x 7'1" (5.56 x 2.18)

**SHOWER ROOM**

**BEDROOM THREE**  
9'1" x 8'9" (2.79 x 2.67)

**BEDROOM TWO**  
11'11" x 9'6" into bay (3.65 x 2.9 into bay )

**BEDROOM ONE**  
17'1" x 11'1" into bay (5.23 x 3.38 into bay )

**GARAGE**  
14'9" x 13'0" (4.52 x 3.97)

**SUMMER HOUSE KITCHEN**  
7'3" x 8'10" (2.23 x 2.70)

**SUMMERHOUSE SHOWER ROOM**  
8'10" x 3'10" (2.70 x 1.19)

**SUMMERHOUSE SITTING AREA**  
14'11" x 13'8" (4.55 x 4.17)

**SUMMERHOUSE UPPER LEVEL**  
14'9" x 14'2" (4.50 x 4.33)

**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
78	89

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

EU Directive 2002/91/EC  
England & Wales



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