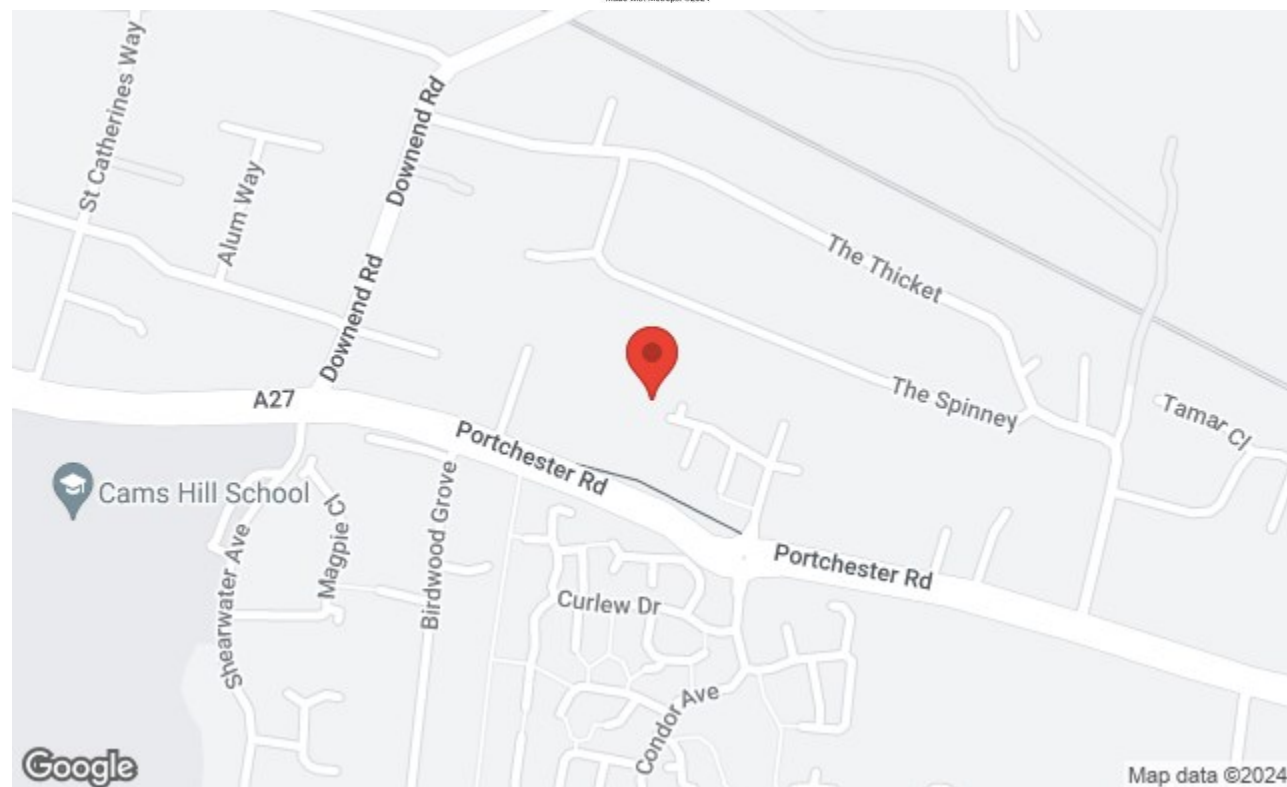


TOTAL FLOOR AREA: 1106 sq.ft. (102.8 sq.m.) approx.

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)



79 High Street, Fareham, Hampshire, PO16 7AX  
t: 01329756500



Offers In Excess Of £425,000

Oysell Gardens, Portchester PO16 8GB



## HIGHLIGHTS

- ❖ SEMI DETACHED HOUSE
- ❖ THREE BEDROOMS
- ❖ SEPERATE LOUNGE
- ❖ MODERN FITTED KITCHEN
- ❖ DINING/FAMILY ROOM
- ❖ UTILITY ROOM AND CLOAKROOM
- ❖ SHOWER ROOM AND ENSUITE
- ❖ PRIVATE REAR GARDEN
- ❖ PARKING FOR TWO VEHICLES
- ❖ CAMS HILL SCHOOL CATCHMENT

Welcome to this stunning property located in the desirable Oysell Gardens in Portchester. This semi-detached house boasts two reception rooms, three bedrooms, and two bathrooms, providing ample space for comfortable living.

With a modern fitted kitchen and an open plan living area, this property offers a contemporary and stylish living experience. The 1,106 sq ft of living space is well-utilised, creating a cosy yet spacious atmosphere throughout the house.

One of the standout features of this property is the convenience of parking

for 2 vehicles, ensuring you never have to worry about finding a parking spot. Additionally, being in the catchment area for Cams Hill School adds to the appeal of this home for families with school-going children.

This property is in immaculate condition, ready for you to move in and make it your own. Don't miss out on the opportunity to own this beautiful home in a sought-after location. Contact us today to arrange a viewing and make this property your new dream home!

Call today to arrange a viewing

01329756500

www.bernardsestates.co.uk



# PROPERTY INFORMATION

**LOUNGE**  
14'4" \* 10'3" (4.37 \* 3.13)

**KITCHEN**  
17'9" \* 11'0" (5.43 \* 3.36)

**DINING/FAMILY ROOM**  
12'0" \* 11'8" (3.66 \* 3.58)

**UTILITY ROOM**  
5'6" \* 5'0" (1.70 \* 1.53)

**BEDROOM ONE**  
12'0" \* 9'8" (3.68 \* 2.97)

**ENSUITE**  
8'2" \* 5'11" (2.51 \* 1.81)

**BEDROOM TWO**  
13'5" \* 9'10" (4.09 \* 3.02)

**BEDROOM THREE**  
13'5" \* 8'9" (4.09 \* 2.69)

**SHOWER ROOM**  
8'7" \* 6'26'7" (2.62 \* 1.91)

**COUNCIL TAX BAND E**

**ANTI-MONEY LAUNDERING (AML)**

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 MORTGAGE & PROTECTION**

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!

**OFFER CHECK PROCEDURE**

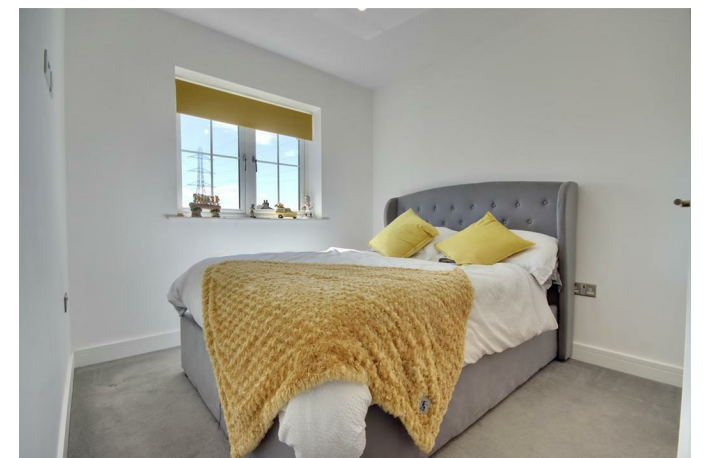
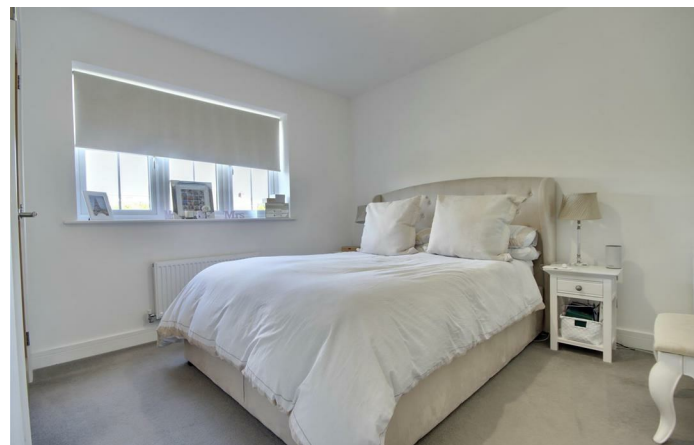
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

**REMOVAL QUOTES**

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**SOLICITOR**

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			
(92-100) A		85	95
(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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