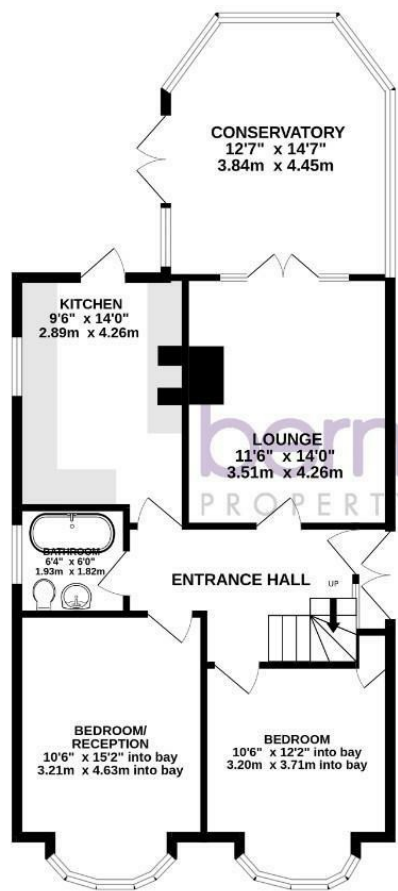
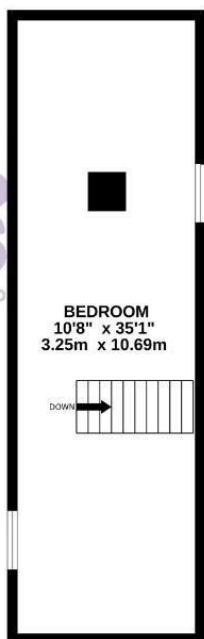


GROUND FLOOR
854 sq.ft. (79.3 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA: 1220 sq.ft. (113.3 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.
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HIGHLIGHTS

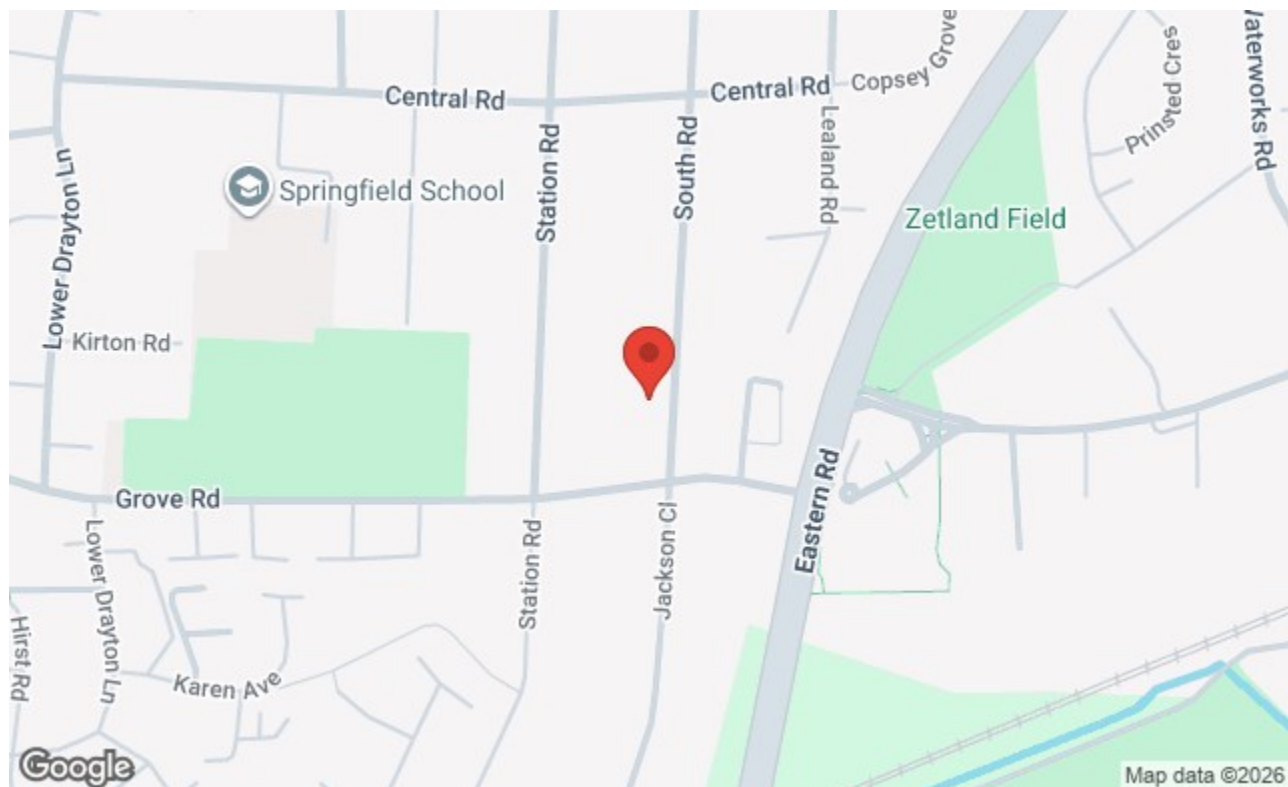
- ❖ THREE BEDROOM CHALET BUNGALOW
- ❖ BEAUTIFULLY PRESENTED
- ❖ DETACHED
- ❖ DRIVE & PARKING
- ❖ DRAYTON LOCATION
- ❖ CIRCA 100FT WESTERLY REAR GARDEN
- ❖ FITTED KITCHEN
- ❖ LARGE CONSERVATORY
- ❖ EPC- C
- ❖ FAMILY BATHROOM

Nestled on South Road in the charming area of Drayton, Portsmouth, this beautifully presented detached chalet bungalow offers a delightful blend of comfort and style. Spanning an impressive 1,220 square feet, the property features three well-proportioned bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed by two inviting reception rooms that provide ample space for relaxation and entertaining. The heart of the home is complemented by a family bathroom, ensuring convenience for all residents. A lovely conservatory extends the living area, allowing natural light to flood in and offering a serene spot to enjoy the views of the garden.

The exterior of the property is equally appealing, with parking available for two vehicles and a drive that adds to the convenience of daily life. The west-facing rear garden, measuring approximately 100 feet, is a true highlight, providing a perfect outdoor space for children to play, gardening enthusiasts to thrive, or simply for enjoying the evening sun.

With an Energy Performance Certificate rating of C, this home is not only aesthetically pleasing but also energy efficient. This chalet bungalow on South Road is a rare find, combining modern living with a tranquil setting, making it a must-see for anyone looking to settle in the vibrant community of Drayton.



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



Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE

11'6" x 13'11" (3.51 x 4.26)

BEDROOM

10'5" x 12'2" (3.20 x 3.71)

BEDROOM

10'6" x 15'2" (3.21 x 4.63)

BATHROOM

6'3" x 5'11" (1.93 x 1.82)

KITCHEN

9'5" x 13'11" (2.89 x 4.26)

CONSERVATORY

12'7" x 14'7" (3.84 x 4.45)

BEDROOM

10'7" x 35'0" (3.25 x 10.69)

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.

FREE/LEASE Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	69	
(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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