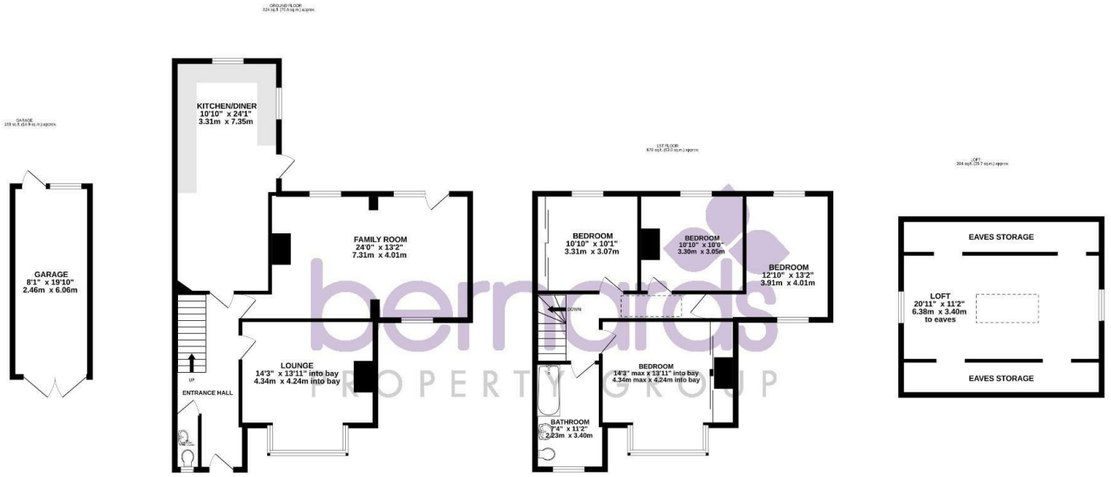
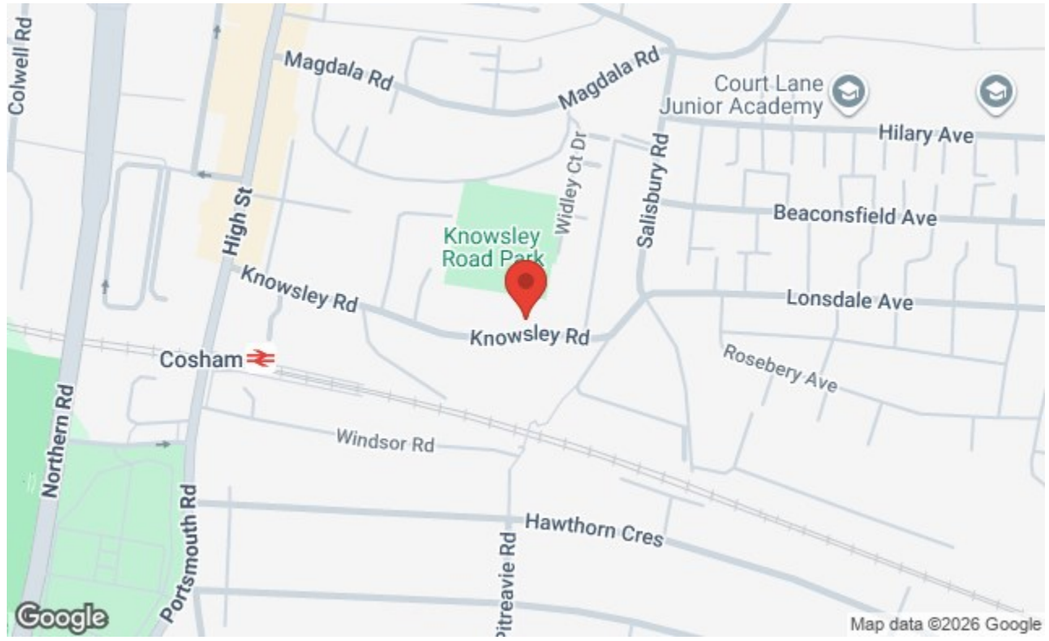


TOTAL FLOOR AREA : 2047 sq.ft. (190.1 sq.m.) approx.

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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THE ESTATE AGENTS



4 1 2

HIGHLIGHTS

- FOUR DOUBLE BEDROOMS
- DETACHED
- PRIVATE PARKING
- DETACHED GARAGE
- TWO RECEPTIONS ROOMS
- DOWNSTAIRS W.C.
- LOFT ROOM
- COURT LANE CATCHMENT
- CLOSE TO QA HOSPITAL
- CLOSE TO COSHAM MAINLINE STATION

Located on the popular Knowsley Road in Portsmouth, this splendid four double bedroom detached house offers a perfect blend of space and comfort for family living. Upon entering, you are greeted by two generously sized reception rooms, ideal for both entertaining guests and enjoying quiet family evenings. The well-appointed kitchen diner provides a welcoming space for culinary creations and casual dining, making it the heart of the home.

This property boasts a convenient downstairs W.C., enhancing the practicality of daily life. The four spacious double bedrooms ensure that everyone has their own personal retreat, while the family bathroom caters to all your needs.

Outside, the property features a garage and off-road parking, a valuable asset in this bustling area. The location is particularly appealing, as it falls within the catchment areas for the highly regarded Court Lane and Springfield schools, making it an excellent choice for families. Additionally, the proximity to Cosham mainline station offers easy access to transport links, making commuting a breeze.

This delightful home is not just a property; it is a lifestyle choice, offering comfort, convenience, and a welcoming community atmosphere. Whether you are looking to settle down or invest, this house on Knowsley Road is a remarkable opportunity not to be missed.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

W.C.

LOUNGE
14'2" x 13'10" (4.34 x 4.24)

FAMILY ROOM
23'11" x 13'1" (7.31 x 4.01)

KITCHEN/DINER
10'10" x 24'1" (3.31 x 7.35)

LANDING

BEDROOM 1
14'2" x 13'10" (4.34 x 4.24)

BEDROOM 2
12'9" x 13'1" (3.91 x 4.01)

BEDROOM 3
10'9" x 10'0" (3.30 x 3.05)

BEDROOM 4
10'10" x 10'0" (3.31 x 3.07)

BATHROOM
7'3" x 11'1" (2.23 x 3.40)

LOFT ROOM
20'11" x 11'1" (6.38 x 3.40)

GARAGE
8'0" x 19'10" (2.46 x 6.06)

GARDEN

PARKING

COUNCIL TAX BAND D
£2181

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.









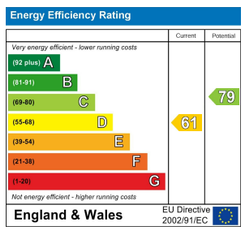












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