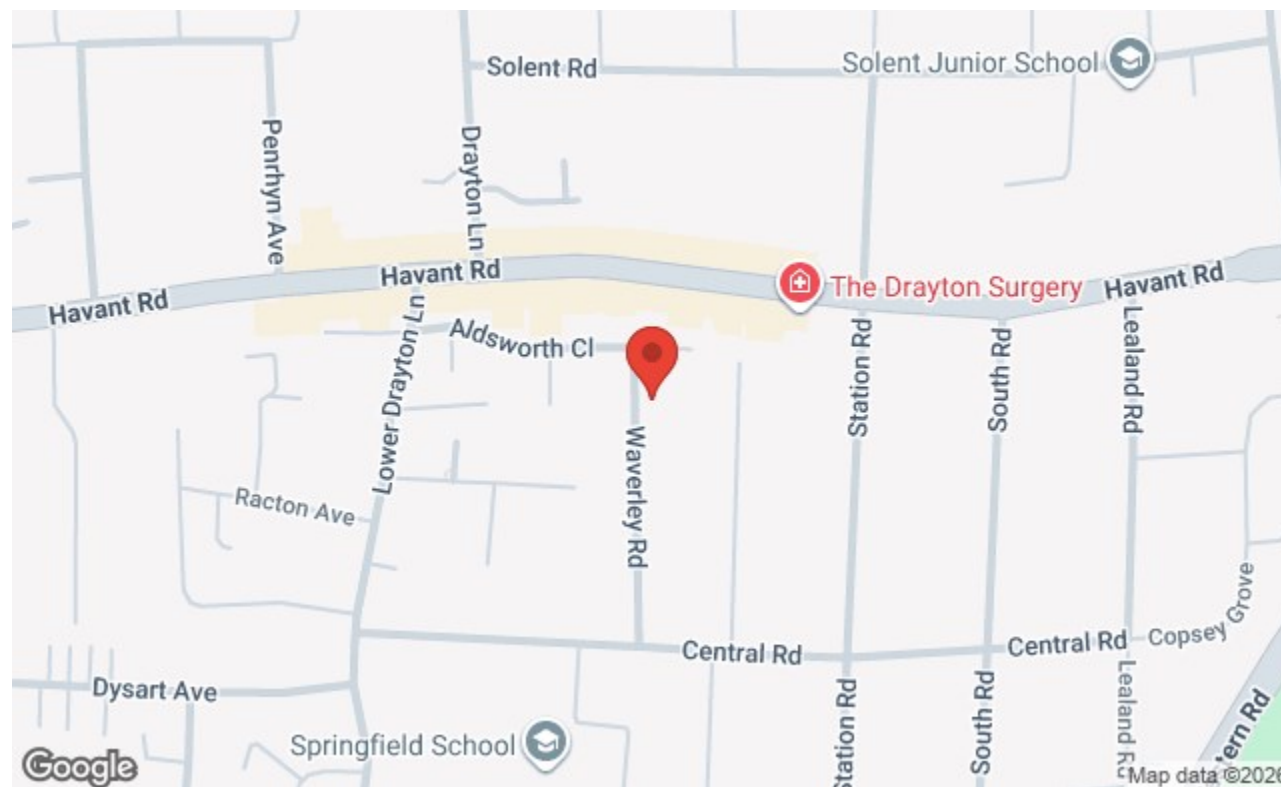


Offers In Excess Of £450,000

Waverley Road, Portsmouth PO6 1RA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ SEMI - DETACHED
- ❖ OPEN PLAN KITCHEN / DINER
- ❖ DRIVE WITH GARAGE
- ❖ SEPARATE LOUNGE
- ❖ CONSERVATORY
- ❖ FAMILY BATHROOM
- ❖ EAST FACING REAR GARDEN
- ❖ GOOD SCHOOL CATCHMENT
- ❖ SOUGHT AFTER DRAYTON LOCATION

Nestled on Waverley Road in the charming area of Drayton, Portsmouth, this delightful semi-detached house offers a perfect blend of comfort and modern living. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-appointed family bathroom ensures convenience for all.

Upon entering, you will find two inviting reception rooms that provide ample space for relaxation and entertainment. The open-plan kitchen and dining area is a highlight, designed for both functionality and style, making it the perfect setting for family meals and gatherings. Additionally, a lovely conservatory extends the living space, allowing for an abundance of natural light and a seamless connection to the outdoors.

The property boasts an east-facing low-maintenance rear garden, perfect for enjoying

the morning sun without the hassle of extensive upkeep. For those with vehicles, the driveway accommodates up to four cars, complemented by a garage for extra storage or parking needs.

Situated in a desirable location, this home benefits from being in a good school catchment area, making it an excellent choice for families. The property is presented in good decorative order with a modern finish, ensuring that you can move in with ease and comfort.

This semi-detached house on Waverley Road is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community. Don't miss the chance to make this charming property your new home.

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

ENTRANCE HALL

LOUNGE

14'0" x 10'4" (4.27 x 3.17)

KITCHEN / DINER

16'10" x 10'2" (5.15 x 3.10)

CONSERVATORY

14'2" x 10'8" (4.33 x 3.27)

BEDROOM TWO

12'1" x 10'5" (3.70 x 3.18)

BEDROOM THREE

12'3" x 9'10" (3.75 x 3.01)

BEDROOM FOUR

9'5" x 6'5" (2.89 x 1.96)

BATHROOM

BEDROOM ONE

16'4" x 16'4" (5.00 x 5.00)

GARAGE

16'0" x 8'6" (4.88 x 2.61)

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.

COUNCIL TAX BAND C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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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