GROUND FLOOR
549 sq.ft. (51.0 sq.m.) approx.

1ST FLOOR
451 sq.ft. (41.9 sq.m.) approx.

TOTAL FLOOR AREA : 1000 sq.ft. (92.9 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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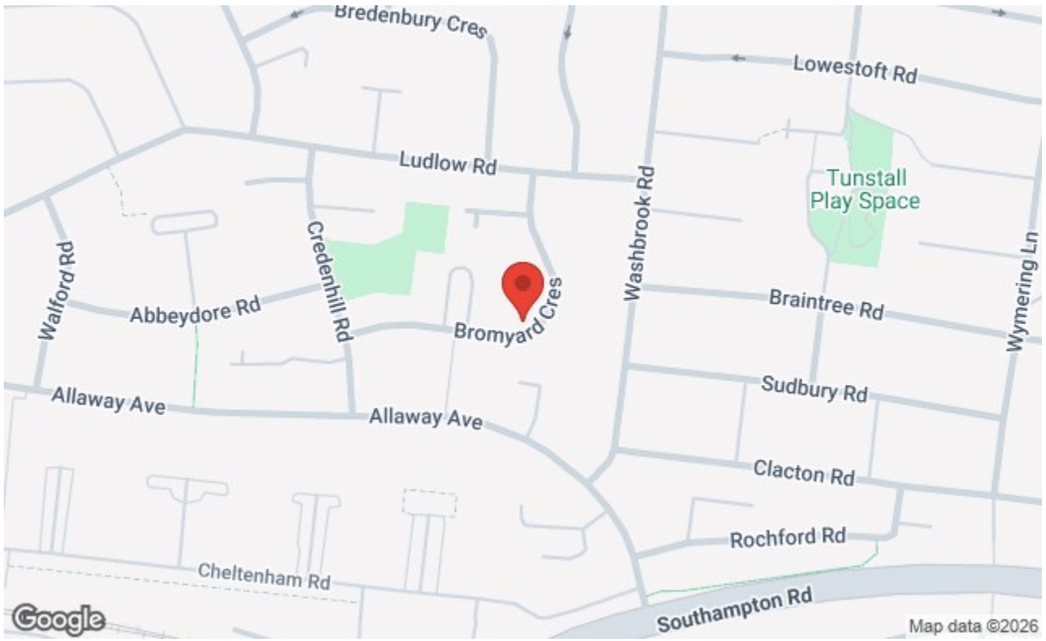

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Asking Price £250,000

Bromyard Crescent, Portsmouth PO6 3SP

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THE ESTATE AGENTS

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HIGHLIGHTS

- NO FORWARD CHAIN
- THREE BEDROOMS
- POTENTIAL TO EXTEND
- 21FT LOUNGE
- DINING ROOM
- 20FT KITCHEN
- UTILITY ROOM
- EPC- D
- 1000 SQFT
- SEMI-DETACHED

Nestled in the desirable area of Bromyard Crescent, Portsmouth, this charming semi-detached house presents an excellent opportunity for families and investors alike. Boasting three well-proportioned bedrooms, this property is perfect for those seeking a comfortable and spacious home.

Upon entering, you are greeted by a generous 21ft lounge, ideal for both relaxation and entertaining. The adjoining 20ft kitchen offers ample space for culinary pursuits, complemented by a convenient utility room that enhances functionality. The layout of the home is thoughtfully designed, ensuring a seamless flow between living spaces.

Situated on a corner plot, this property benefits from a larger outdoor area, providing potential for extension or landscaping to create your dream garden. The absence of a forward chain simplifies the buying process, allowing for a smoother transition into your new home.

Additionally, the location is particularly advantageous, being in close proximity to the local hospital, making it an ideal choice for healthcare professionals or families needing easy access to medical facilities.

This semi-detached house on Bromyard Crescent is not just a property; it is a canvas for your future. With its spacious interiors and potential for expansion, it invites you to envision the possibilities of making it your own. Do not miss the chance to explore this wonderful home that combines comfort, convenience, and potential in one appealing package.

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

PROPERTY INFORMATION

PORCH

ENTRANCE HALL

LOUNGE
10'5" x 20'11" (3.18 x 6.39)

DINING ROOM
6'11" x 10'5" (2.11 x 3.18)

KITCHEN
6'9" x 20'5" (2.08 x 6.23)

UTILITY
6'11" x 4'8" (2.13 x 1.43)

BEDROOM ONE
13'10" x 8'11" (4.22 x 2.72)

BEDROOM TWO
10'5" x 11'10" (3.18 x 3.61)

BEDROOM THREE
9'2" x 8'10" (2.80 x 2.71)

BATHROOM

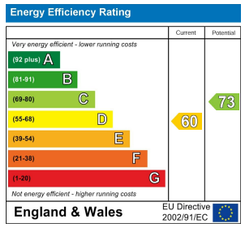
WC

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



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