

**KITCHEN/
FAMILY ROOM**
17'10" x 17'9"
5.44m x 5.41m

LOUNGE/DINER
11'9" x 26'2" into bay
3.59m x 7.97m into bay

ENTRANCE HALL

HALLWAY

UP

DOWN

BATHROOM
5'11" x 7'3"
1.81m x 2.36m

LANDING

BEDROOM
7'4" x 11'5"
2.24m x 3.48m

BEDROOM
10'6" x 12'1"
3.20m x 3.68m

BEDROOM
11'9" max x 14'4" into bay
3.58m max x 4.37m into bay

1ST FLOOR
473 sq.ft. (43.9 sq.m.) approx.

A purple circular sign with the words "FOR SALE" in white, bold, sans-serif capital letters. The sign is tilted slightly to the right.

Woodfield Avenue, Portsmouth PO6 1AW



bernards
THE ESTATE AGENTS



3 1 3

HIGHLIGHTS

- THREE BEDROOM SEMI-DETACHED HOUSE
- 17FT OPEN PLAN KITCHEN / BREAKFAST ROOM
- 26FT LOUNGE / DINER
- FAMILY BATHROOM
- SOUGHT AFTER HILL SLOPE LOCATION
- OFF ROAD PARKING
- GARAGE
- 50FT REAR GARDEN
- SEA & CITY VIEWS
- DOWNSTAIRS WC

As you enter, you are greeted by a generous 26ft lounge/diner, perfect for entertaining guests or enjoying family time. The 17ft open plan kitchen breakfast room is a delightful space, allowing for casual dining while overlooking the garden. The property boasts three reception rooms, providing ample space for relaxation or work-from-home options.

Situated on a sought-after hill slope location, this home not only provides a peaceful environment but also easy access to local amenities and transport links. This property is a rare find in Portsmouth, combining spacious living with stunning views. Don't miss the opportunity to make this lovely house your new home.

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PROPERTY INFORMATION

ENTRANCE HALL

WC

LOUNGE / DINER

26'1" x 11'9" (7.97 x 3.59)

KITCHEN / BREAKFAST ROOM

17'10" x 17'8" (5.44 x 5.41)

BEDROOM ONE

11'8" x 14'4" (3.58 x 4.37)

BEDROOM TWO

10'5" x 12'0" (3.20 x 3.68)

BATHROOM

BEDROOM THREE

7'4" x 11'5" (2.24 x 3.48)

GARAGE

COUNCIL TAX - D

ANTI MONEY LAUNDERING

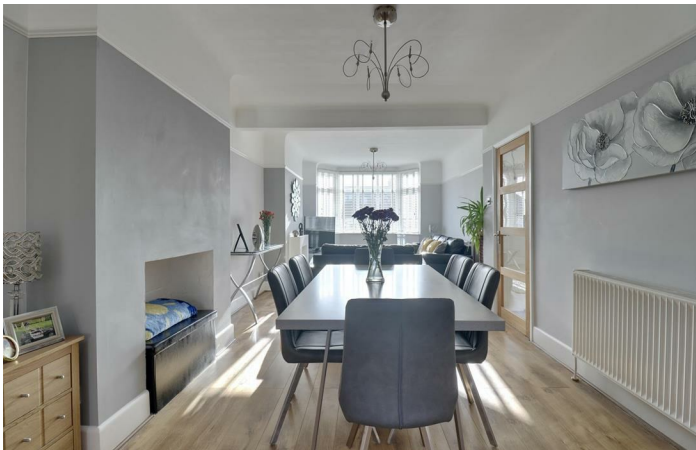
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(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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