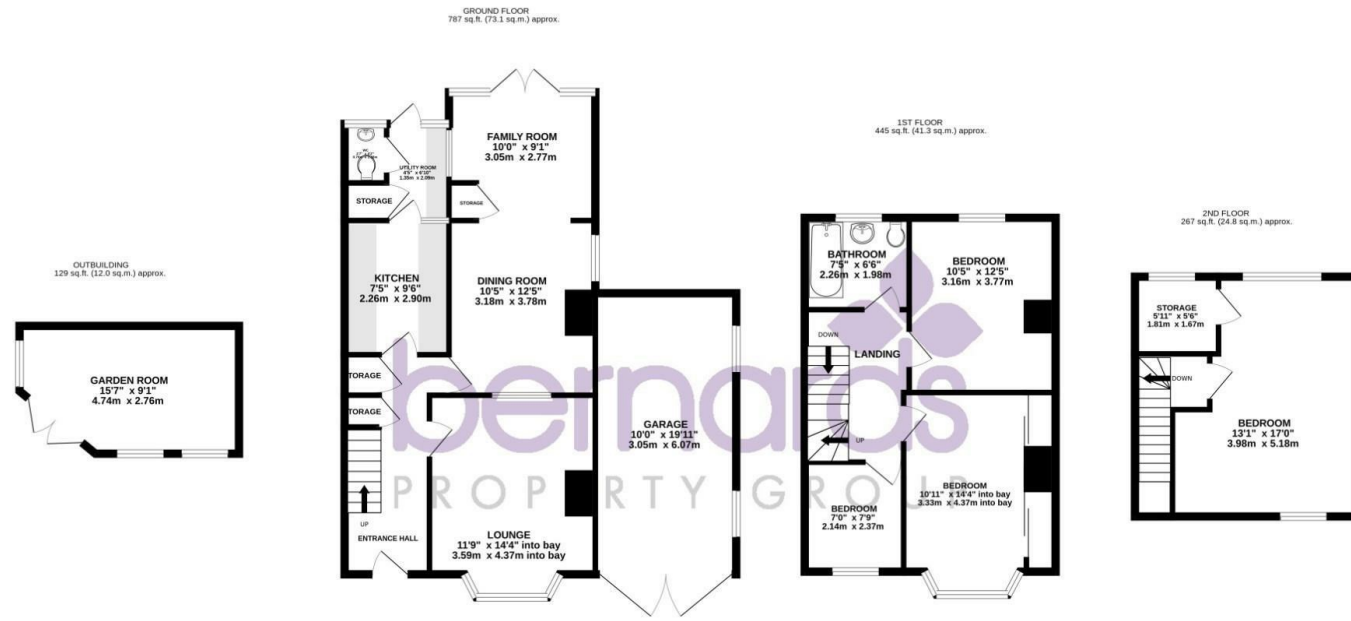


FOR SALE

Offers In Excess Of £435,000

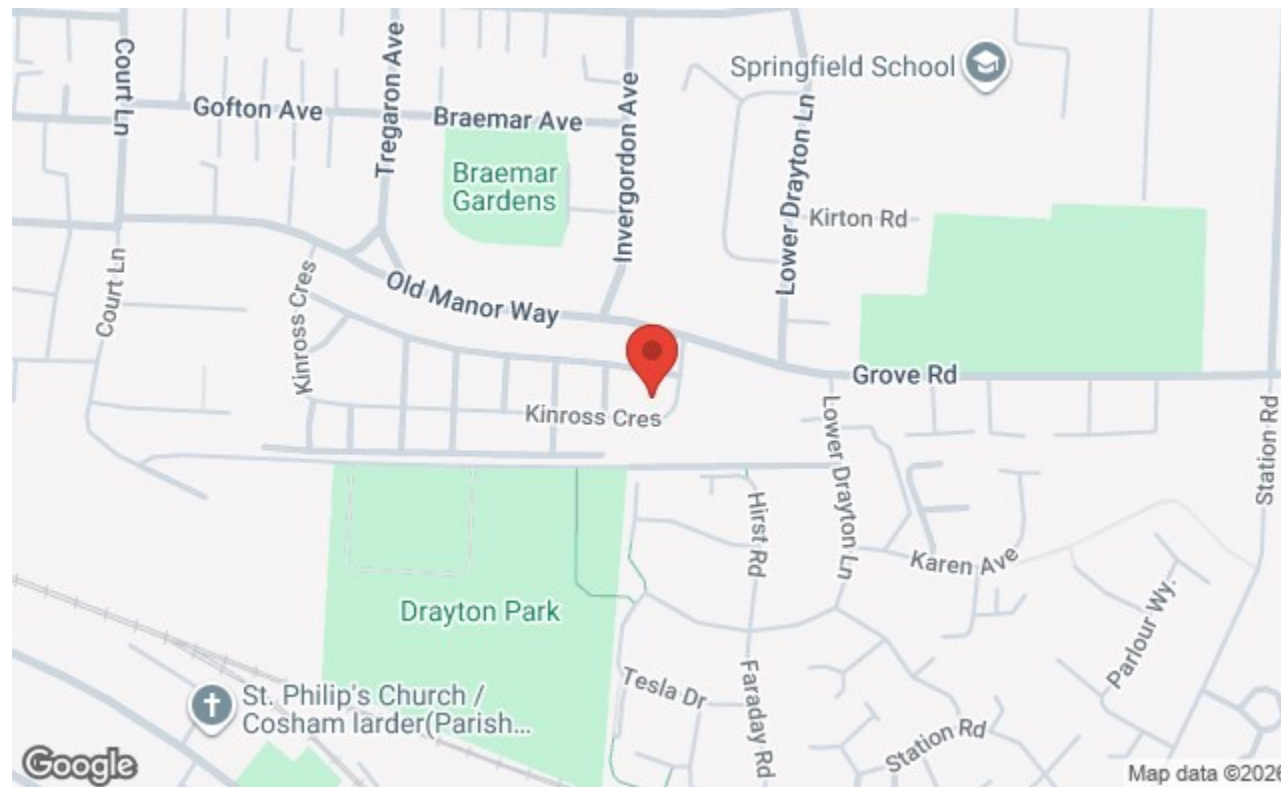
Kinross Crescent, Portsmouth PO6 2NP

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA : 1628 sq.ft. (151.2 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. Made with Metropix ©2026



4 bedrooms, 1 bathroom, 3 reception rooms

HIGHLIGHTS

- FOUR BEDROOMS
LARGE END OF TERRACE PLOT
GARAGE & PARKING
THREE RECEPTION ROOMS
KITCHEN WITH UTILITY ROOM
FAMILY BATHROOM
DOWNSTAIRS WC
OUTBUILDING
1628 SQFT
GOOD SCHOOL CATCHMENT

Nestled in the desirable Kinross Crescent of Drayton, Portsmouth, this charming end-terrace house offers a perfect blend of space and comfort. Spanning an impressive 1,628 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home.

Upon entering, you are greeted by three inviting reception rooms, providing ample space for relaxation and entertainment. The lounge is perfect for unwinding after a long day, while the dining room offers a delightful setting for family meals and gatherings. The fitted kitchen, complete with a utility room, is both functional and stylish, catering to all your culinary needs.

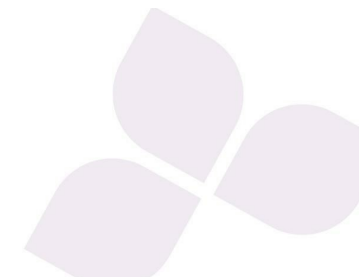
The property features a convenient ground

floor WC and a family bathroom, ensuring that the needs of a busy household are well met. Outside, the large plot provides a wonderful garden space, complemented by a summer house, perfect for enjoying the warmer months or as a creative retreat.

Parking is a breeze with space for up to three vehicles, along with the added benefit of a garage. This home is not only spacious but also offers the potential for further enhancement, making it a fantastic opportunity for those looking to settle in a vibrant community.

With its excellent location, generous living space, and outdoor amenities, this property is a must-see for anyone seeking a comfortable and versatile family home in Portsmouth.

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
11'9" x 14'4" (3.59 x 4.37)

DINING ROOM
10'5" x 12'4" (3.18 x 3.78)

FAMILY ROOM
10'0" x 9'1" (3.05 x 2.77)

KITCHEN
7'4" x 9'6" (2.26 x 2.90)

UTILITY ROOM

WC

BEDROOM TWO
10'11" x 14'4" (3.33 x 4.37)

BEDROOM THREE
10'4" x 12'4" (3.16 x 3.77)

BEDROOM FOUR
7'0" x 7'9" (2.14 x 2.37)

BATHROOM
7'4" x 6'5" (2.26 x 1.98)

BEDROOM ONE
13'0" x 16'11" (3.98 x 5.18)

GARAGE
10'0" x 19'10" (3.05 x 6.07)

GARDEN ROOM
15'6" x 9'0" (4.74 x 2.76)

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

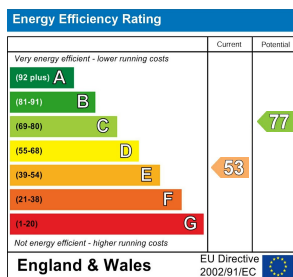
BERNARDS OFFER CHECK PROCEDURE

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.

FREE/LEASE Freehold

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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