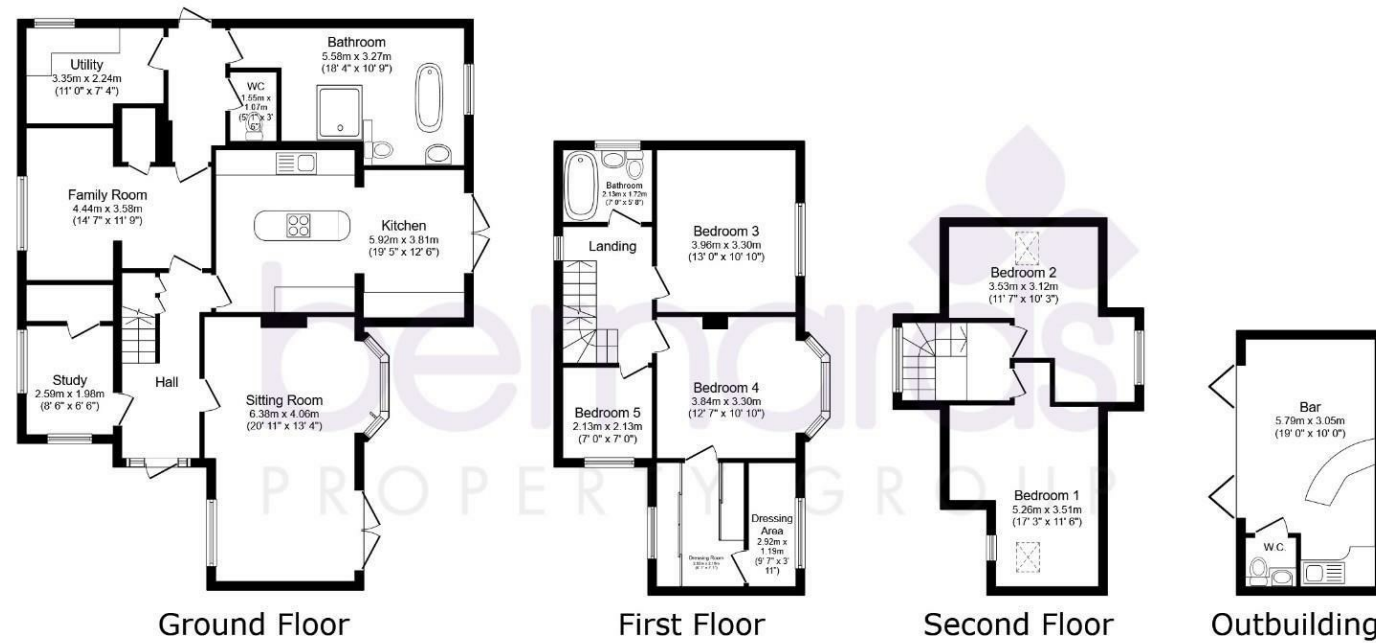




Offers In Excess Of £600,000

Pangbourne Avenue, Portsmouth PO6 2NT

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THE ESTATE AGENTS



Total floor area: 210.7 sq.m. (2,267 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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PROPERTY GROUP



5 2 3

## HIGHLIGHTS

- ❖ NO ONWARD CHIAN
- ❖ 5 BEDROOMS
- ❖ DETACHED HOME
- ❖ LOUNGE
- ❖ KITCHEN/DINER
- ❖ UTILITY ROOM AND STUDY
- ❖ GROUND FLOOR BATHROOM
- ❖ FAMILY BATHROOM
- ❖ GARDEN ROOM/BAR
- ❖ PARKING

Nestled in the desirable area of Pangbourne Avenue, Portsmouth, this impressive detached house offers a perfect blend of space and comfort, ideal for family living. With no onward chain, this property presents a fantastic opportunity for those looking to settle in a vibrant community.

Upon entering, you are greeted by a large lounge that provides a welcoming atmosphere, perfect for relaxation or entertaining guests. The well-appointed kitchen/diner is a highlight of the home, offering ample space for family meals and gatherings. Additionally, a study and a utility room enhance the practicality of this residence, catering to modern living needs.

The property boasts five generously sized

bedrooms, ensuring that there is plenty of room for family members or guests. Two well-equipped bathrooms provide convenience and comfort for all.

One of the standout features of this home is the charming garden room or bar, perfect for enjoying summer evenings or hosting gatherings. The outdoor space is complemented by a paved, low-maintenance garden, making it easy to enjoy without the hassle of extensive upkeep.

For those with vehicles, off-road parking is available, adding to the convenience of this delightful property. This home truly offers a wonderful opportunity for anyone seeking a spacious and versatile living environment in a sought-after location. Don't miss the chance to make this house your new home.



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



Call today to arrange a viewing  
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# PROPERTY INFORMATION

- ENTRANCE HALL
- LOUNGE
- STUDY
- DINING ROOM
- KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- BATHROOM
- W.C.
- LANDING
- BEDROOM 1
- DRESSING ROOM
- BEDROOM 5
- BATHROOM
- LANDING
- BEDROOM 3
- BEDROOM 4
- GARDEN BAR

## OFF ROAD PARKING

## BERNARDS OFFER CHECK PROCEDURE

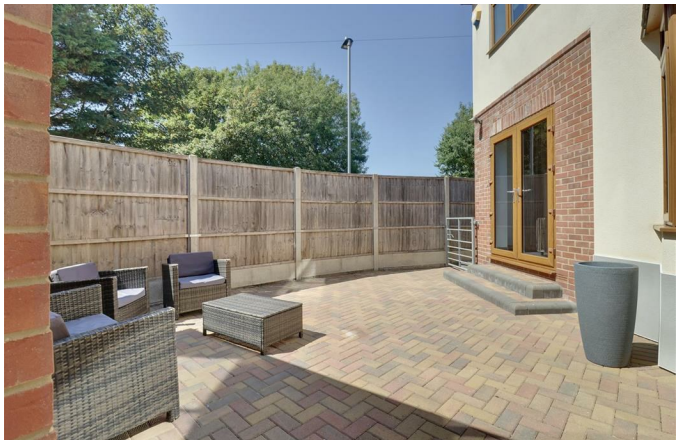
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## 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

The local authority is Portsmouth borough council. BAND : D YEARLY £2181



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 59      | 74        |
| (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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