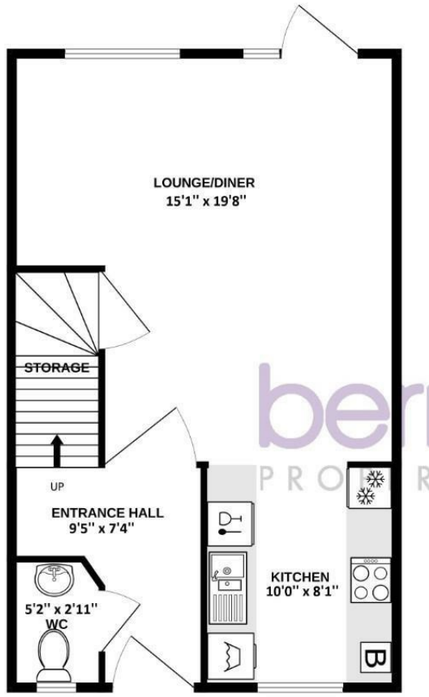
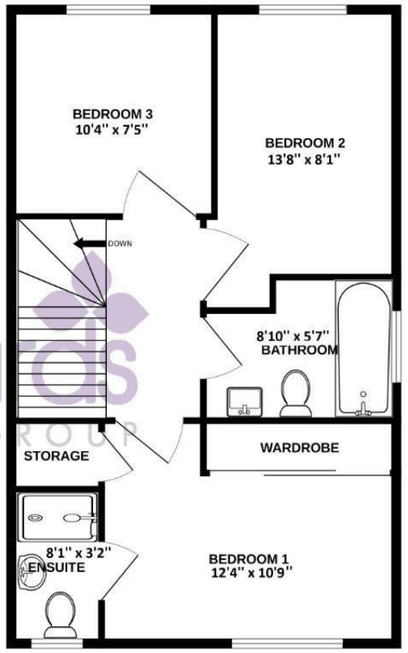
GROUND FLOOR



1ST FLOOR



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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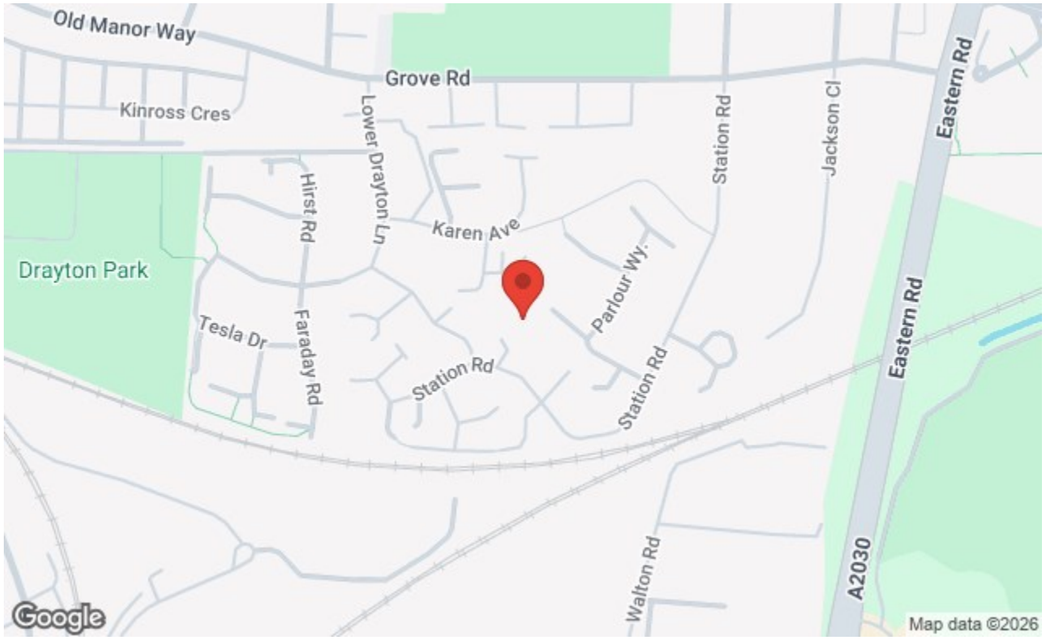

The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091

FOR SALE

Price Guide £385,000

Chalk Way, Portsmouth PO6 1DW

bernards
THE ESTATE AGENTS

3 2 2

HIGHLIGHTS

- THREE BEDROOMS
- BUILT IN 2021
- GARAGE
- PARKING
- MODERN FINSIH
- EN-SUITE TO MAIN BEDROOM
- SOUTH FACING REAR GARDEN
- 19FT LOUNGE
- DOWNSTAIRS WC
- 5 YEARS LEFT ON BUILDING WARRANTY

Nestled in the charming area of Chalk Way, Drayton, this delightful end-terrace house offers a perfect blend of modern living and comfort. Built in 2021, the property boasts a generous 968 square feet of well-designed space, making it an ideal home for families or those seeking a bit more room to breathe.

Upon entering, you are greeted by a spacious 19ft lounge, which is bathed in natural light, creating a warm and inviting atmosphere. The two reception rooms provide ample space for relaxation and entertaining, ensuring that family gatherings and social events can be enjoyed to the fullest. The property features three well-proportioned bedrooms, including a main bedroom with the added luxury of an ensuite bathroom, providing privacy and convenience.

The family bathroom is thoughtfully designed, catering to the needs of a busy household.

Additionally, a downstairs WC adds to the practicality of the home. The south-facing rear garden is a true highlight, offering a sunny outdoor space perfect for gardening, play, or simply unwinding after a long day.

Parking is a breeze with space for up to two vehicles, and the inclusion of a garage further enhances the convenience of this property. With an Energy Performance Certificate rating of B, this home is not only stylish but also energy-efficient, making it a wise choice for the environmentally conscious buyer.

In summary, this modern end-terrace house in Drayton is a fantastic opportunity for those looking for a comfortable and contemporary family home. With its excellent location, spacious living areas, and thoughtful features, it is sure to impress. Do not miss the chance to make this lovely property your own.

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

PROPERTY INFORMATION

ENTRANCE HALL
9'5 x 7'4 (2.87m x 2.24m)

LOUNGE/DINER
15'1 x 19'8 (4.60m x 5.99m)

KITCHEN
10'0 x 8'1 (3.05m x 2.46m)

WC
5'2 x 2'11 (1.57m x 0.89m)

BEDROOM ONE
12'4 x 10'9 (3.76m x 3.28m)

ENSUITE
8'1 x 3'2 (2.46m x 0.97m)

BEDROOM TWO
13'8 x 8'1 (4.17m x 2.46m)

BEDROOM THREE
10'4 x 7'5 (3.15m x 2.26m)

BATHROOM
8'10 x 5'7 (2.69m x 1.70m)

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

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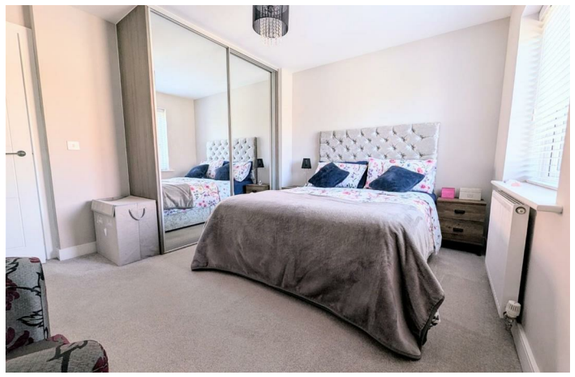
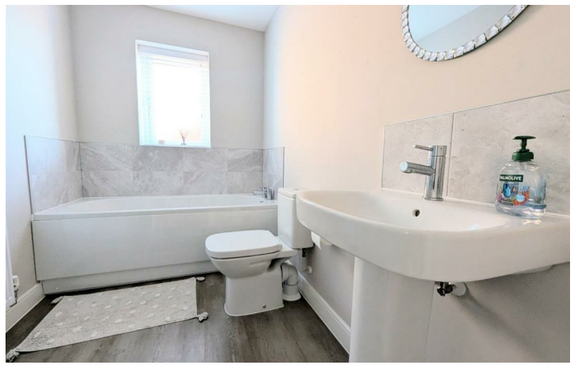
If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

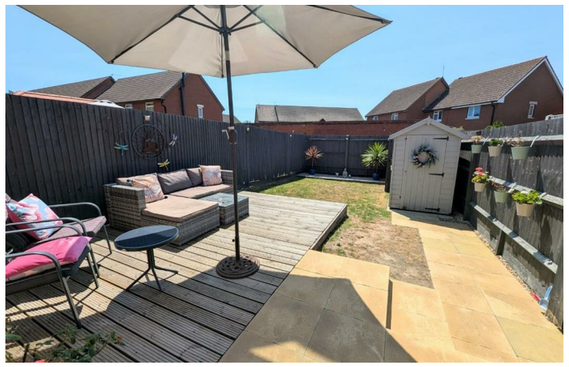
SOLICITOR/ CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with 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.

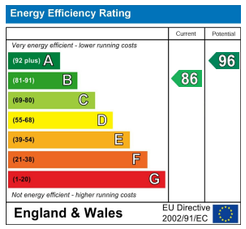
FREE/LEASE
Freehold

ESTATE CHARGE
£220 per year









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