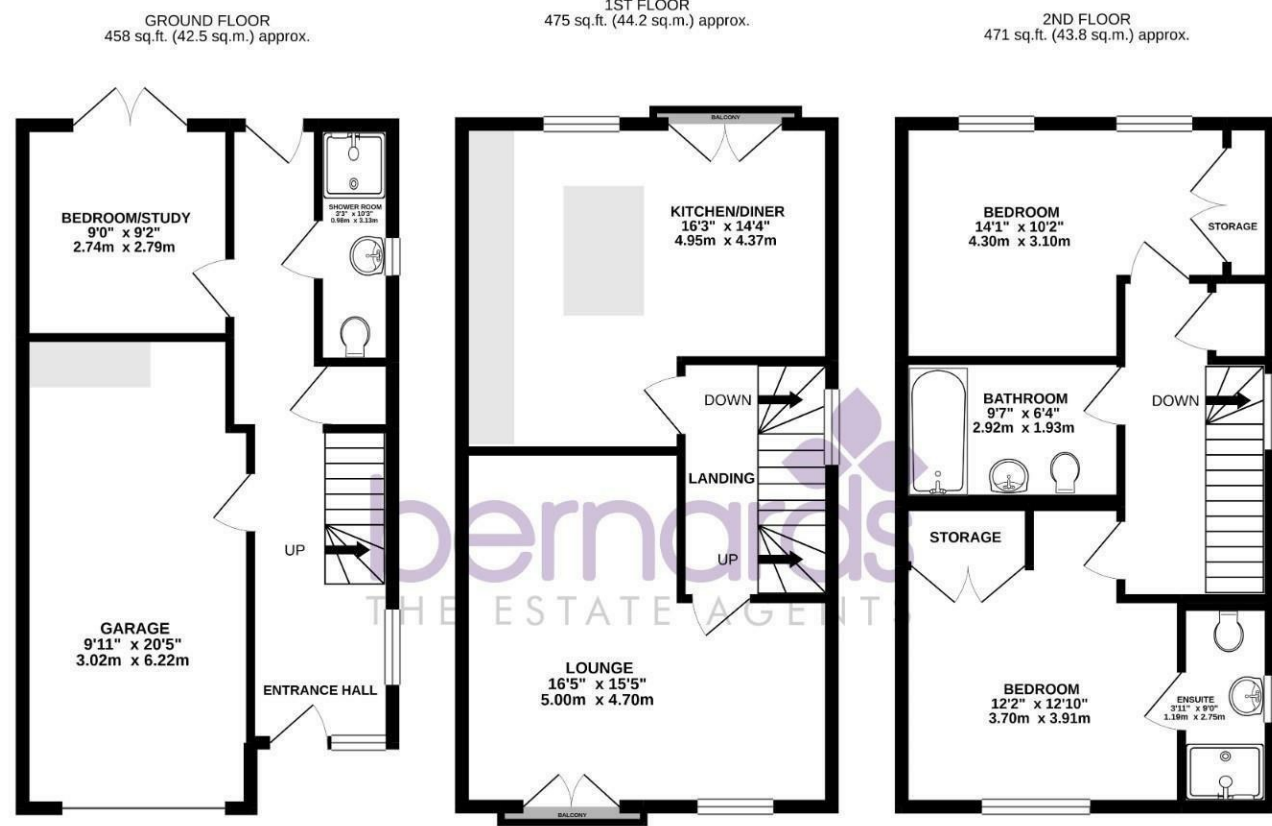




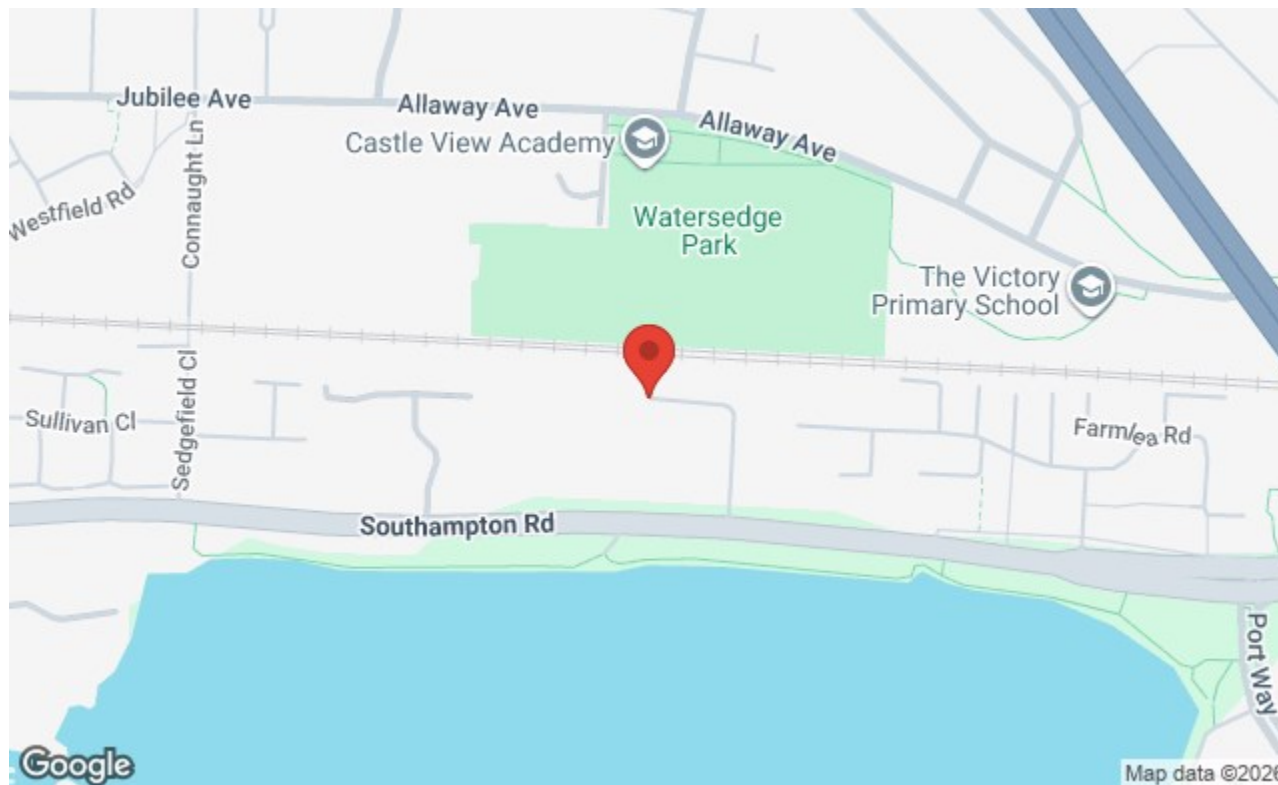
Offers Over £400,000

Nautilus Drive, Portsmouth PO6 4FF



TOTAL FLOOR AREA: 1404 sq.ft. (130.5 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 ©2021



### HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ CUL-DE-SAC LOCATION
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ OPEN PLAN KITCHEN / DINER
- ❖ MODERN THROUGHOUT
- ❖ EN-SUITE TO THE MASTER BEDROOM
- ❖ BUILT IN STORAGE
- TOWNHOUSE

Nestled in the desirable area of Nautilus Drive, Portsmouth, this stunning three-bedroom townhouse offers a perfect blend of modern living and comfort. The property is presented in immaculate condition, making it an ideal choice for families or professionals seeking a stylish home.

The open-plan kitchen diner is a standout feature, designed for both functionality and social gatherings. This area is perfect for entertaining guests or enjoying family meals, with ample space for dining and cooking.

The townhouse boasts three

well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience. The additional two bedrooms are versatile and can be used as guest rooms, children's rooms, or even a home office, catering to your individual needs.

The property also benefits from a garage and off-road parking, providing secure and convenient parking options.

Call now to enquire on 02392 728 091

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

**BEDROOM THREE / STUDY**  
8'11" x 9'1" (2.74 x 2.79)

**GARAGE**  
9'10" x 20'4" (3.02 x 6.22)

**LOUNGE**  
16'4" x 15'5" (5.00 x 4.70)

**KITCHEN / DINER**  
16'2" x 14'4" (4.95 x 4.37)

**BEDROOM ONE**  
12'1" x 12'9" (3.70 x 3.91)

**ENSUITE**

**BATHROOM**

**BEDROOM TWO**  
14'1" x 10'2" (4.30 x 3.10)

## 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.

## ESTATE CHARGE

2025 Estate charge was £331 per annum, this could be subject to a small change.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(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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