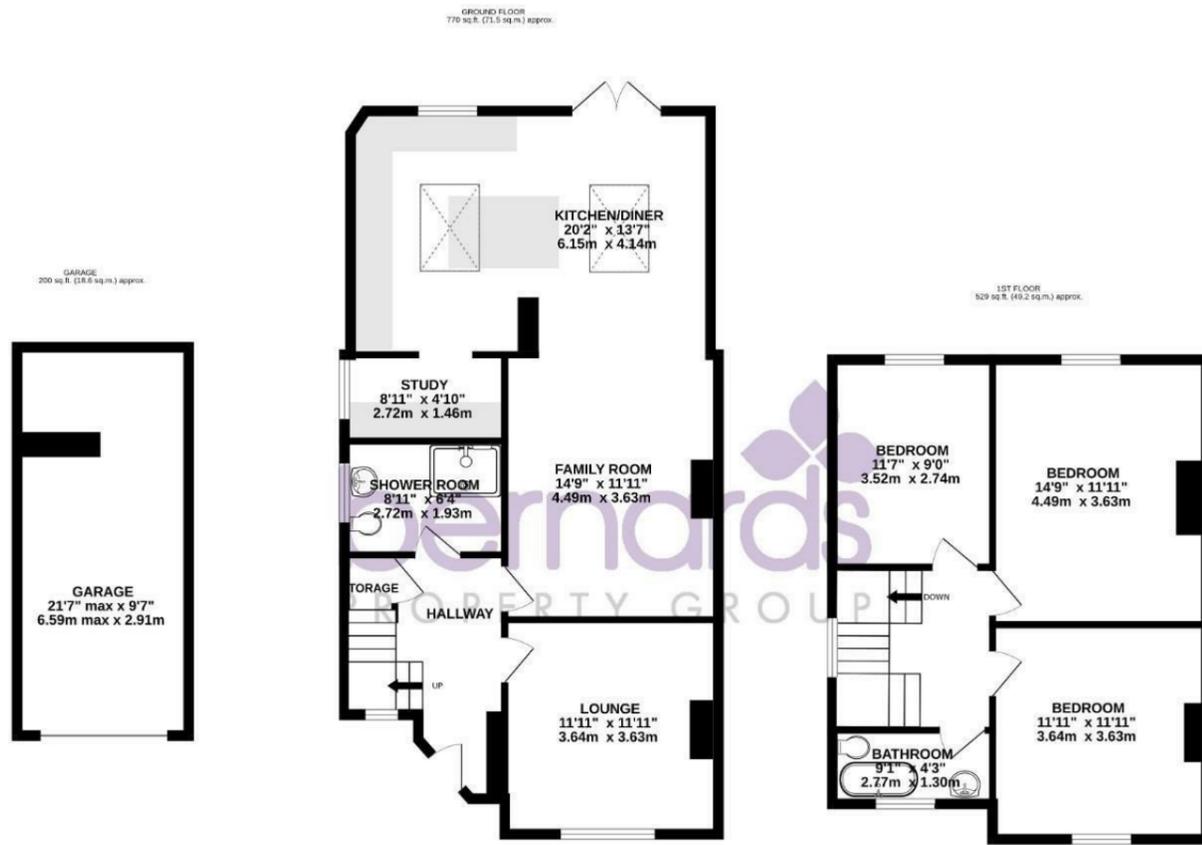


FOR SALE

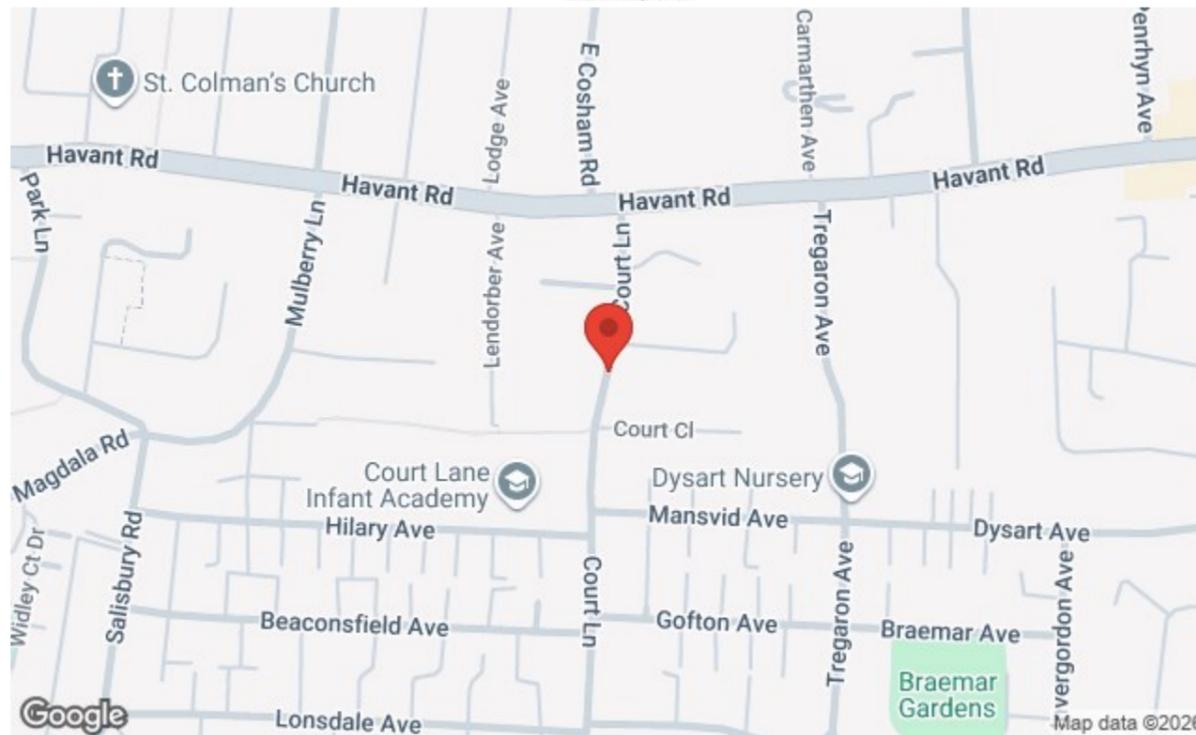
Offers In Excess Of £625,000

Court Lane, Portsmouth PO6 2LN

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1499 sq.ft. (139.3 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.
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3 2 2

HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ SEMI DETACHED FAMILY HOME
- ❖ FAMILY ROOM
- ❖ OPEN PLAN KITCHEN DINER
- ❖ STUDY
- ❖ DOWNSTAIRS SHOWER ROOM
- ❖ UPSTAIRS FAMILY BATHROOM
- ❖ DETACHED GARAGE
- ❖ OFF ROAD PARKING
- ❖ COURT LANE CATCHMENT

Nestled in the desirable area of Court Lane, Drayton, this charming semi-detached family home offers a perfect blend of comfort and modern living. Spanning an impressive 1,499 square feet, the property boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space.

Upon entering, you are greeted by a welcoming reception room that leads seamlessly into an extended open-plan living area at the rear. This versatile space is perfect for both entertaining and everyday family life, allowing for a bright and airy atmosphere. Additionally, the property features a separate lounge, providing a cosy retreat for relaxation.

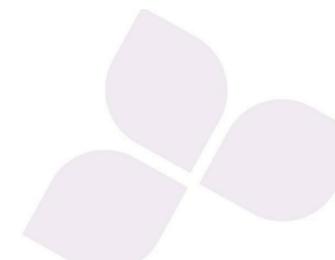
Convenience is key with a downstairs shower room, which is particularly useful for busy mornings or when hosting guests. A dedicated study area offers a quiet space for work or study,

catering to the needs of modern living.

The exterior of the home is equally appealing, with a detached garage providing ample storage or parking options. The rear garden is a delightful feature, complete with a patio area that invites outdoor dining and leisure, perfect for enjoying the warmer months.

This property is not just a house; it is a home that offers a wonderful lifestyle in a sought-after location. With its spacious layout and thoughtful design, it presents an excellent opportunity for those looking to settle in Portsmouth. Do not miss the chance to make this lovely family home your own.

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

SHOWER ROOM
8'11" x 6'3" (2.72 x 1.93)

FAMILY ROOM
48'10" x 11'10" (14.9 x 3.63)

KITCHEN/DINER
20'2" x 13'6" (6.15 x 4.14)

STUDY
8'11" x 4'9" (2.72 x 1.46)

LANDING

BEDROOM 1
14'8" x 11'10" (4.49 x 3.63)

BEDROOM 2
11'11" x 11'10" (3.64 x 3.63)

BEDROOM 3
11'6" x 8'11" (3.52 x 2.74)

BATHROOM
9'1" x 4'3" (2.77 x 1.30)

GARAGE
21'7" x 9'6" (6.59 x 2.91)

GARDEN

COUNCIL TAX BAND D
£2181

ANTI MONEY LAUNDERING

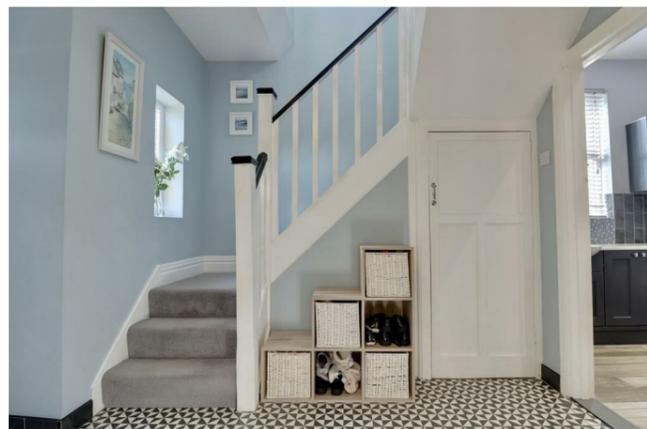
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification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

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.

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.



| Energy Efficiency Rating | |
|---|-----------|
| Current | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 82 | 67 |
| EU Directive 2002/91/EC | |
| England & Wales | |



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