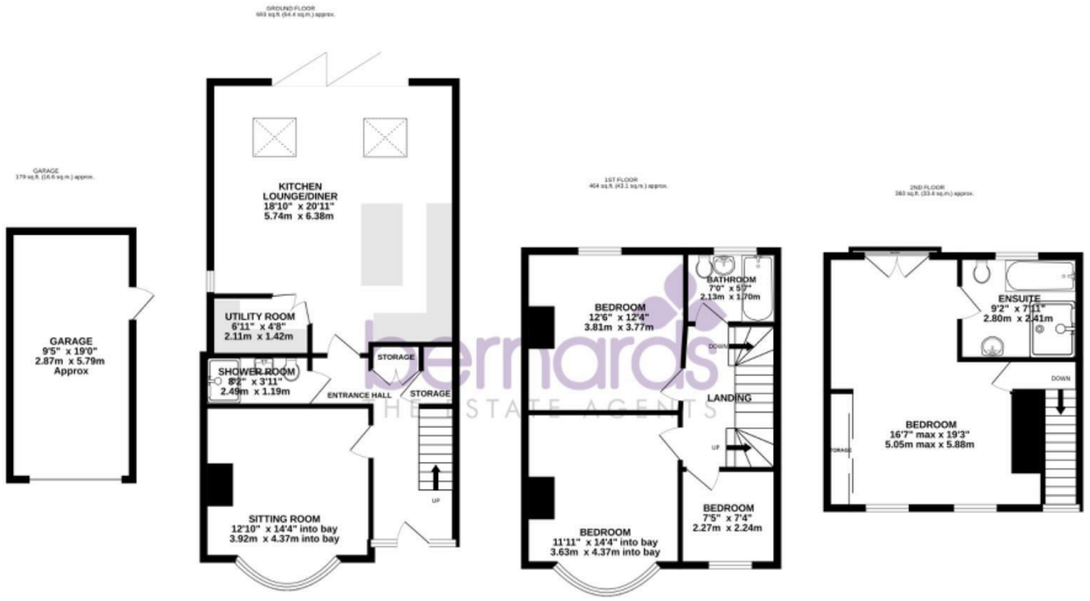

TOTAL FLOOR AREA : 1696 sq.ft. (157.5 sq.m.) approx.

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.
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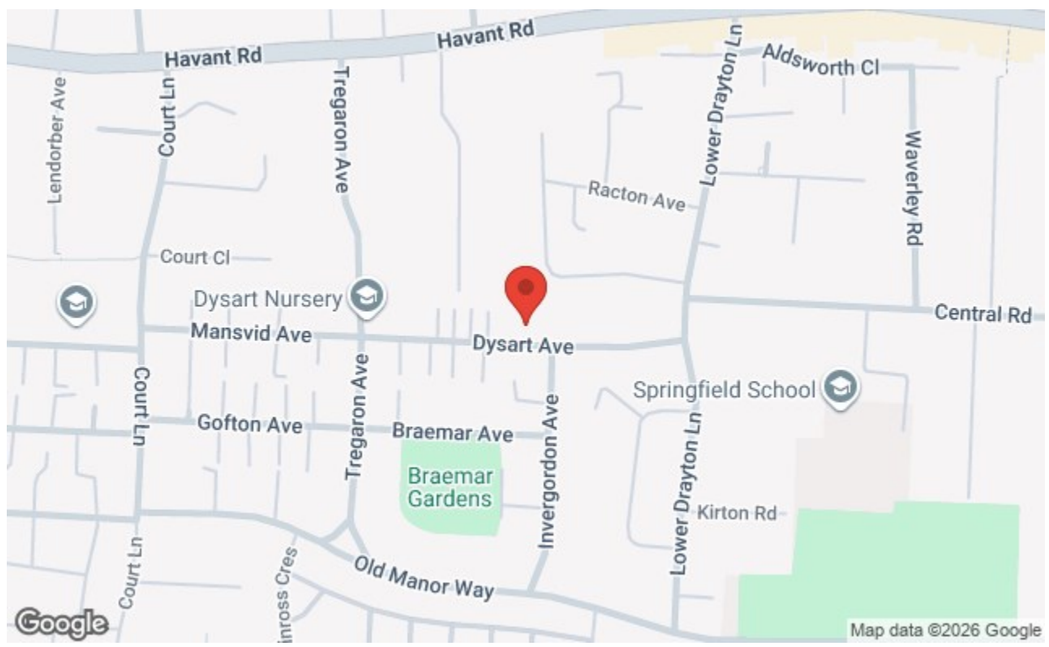

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FOR SALE

Offers Over £450,000

Dysart Avenue, Portsmouth PO6 2LY

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4 3 2

HIGHLIGHTS

- EXTENDED FAMILY HOME
- SEMI DETACHED
- FOUR BEDROOMS
- OPEN PLAN LIVING
- SEPARATE LOUNGE
- UTILITY ROOM
- EN-SUITE TO MASTER
- GARAGE
- GARDEN
- CLOSE TO LOCAL SCHOOLS

Nestled in the charming neighbourhood of Dysart Avenue, Drayton, Portsmouth, this delightful four-bedroom extended semi-detached family home offers a perfect blend of space and comfort. Upon entering, you are greeted by two inviting reception rooms, providing ample space for both relaxation and entertaining. The separate lounge area is ideal for quiet evenings, while the open-plan kitchen and dining room lounge create a warm and welcoming atmosphere for family gatherings.

The property boasts four well-proportioned bedrooms, including a master suite complete with an en-suite bathroom, ensuring privacy and convenience. With three bathrooms in total, including a downstairs shower room, this home is designed to accommodate the needs of a busy family.

Additional features include a separate utility room, which adds practicality to daily chores, and a garage for secure parking or extra storage. The garden offers a lovely outdoor space for children to play or for hosting summer barbecues.

This home is perfectly situated for easy access to local amenities, schools and transport links. This property is an excellent opportunity for families seeking a spacious and versatile home in a desirable location. Don't miss the chance to make this wonderful house your new family home.

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PROPERTY INFORMATION

ENTRANCE HALL

SITTING ROOM
12'10" x 14'4" (3.92 x 4.37)

SHOWER ROOM
8'2" x 3'10" (2.49 x 1.19)

KITCHEN/LOUNGE/DINER
18'9" x 20'11" (5.74 x 6.38)

UTILITY ROOM
6'11" x 4'7" (2.11 x 1.42)

LANDING

BEDROOM 2
11'10" x 14'4" (3.63 x 4.37)

BEDROOM 3
12'5" x 12'2" (3.81 x 3.72)

BEDROOM 4
7'5" x 7'4" (2.27 x 2.24)

BATHROOM
6'11" x 5'6" (2.13 x 1.70)

TOP FLOOR

BEDROOM 1
16'6" x 19'3" (5.05 x 5.88)

EN-SUITE
9'2" x 7'10" (2.80 x 2.41)

GARAGE

GARDEN

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.

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.











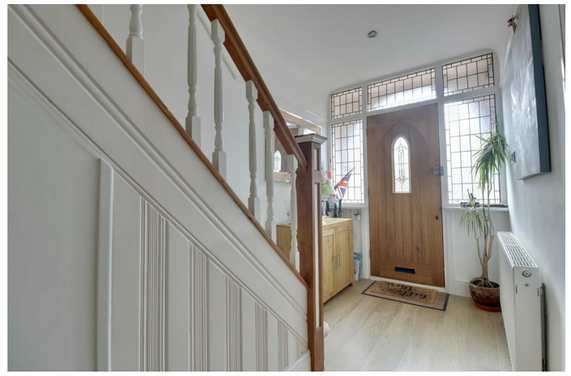







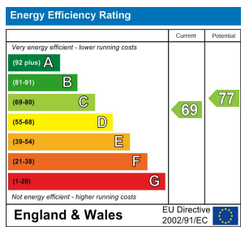

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