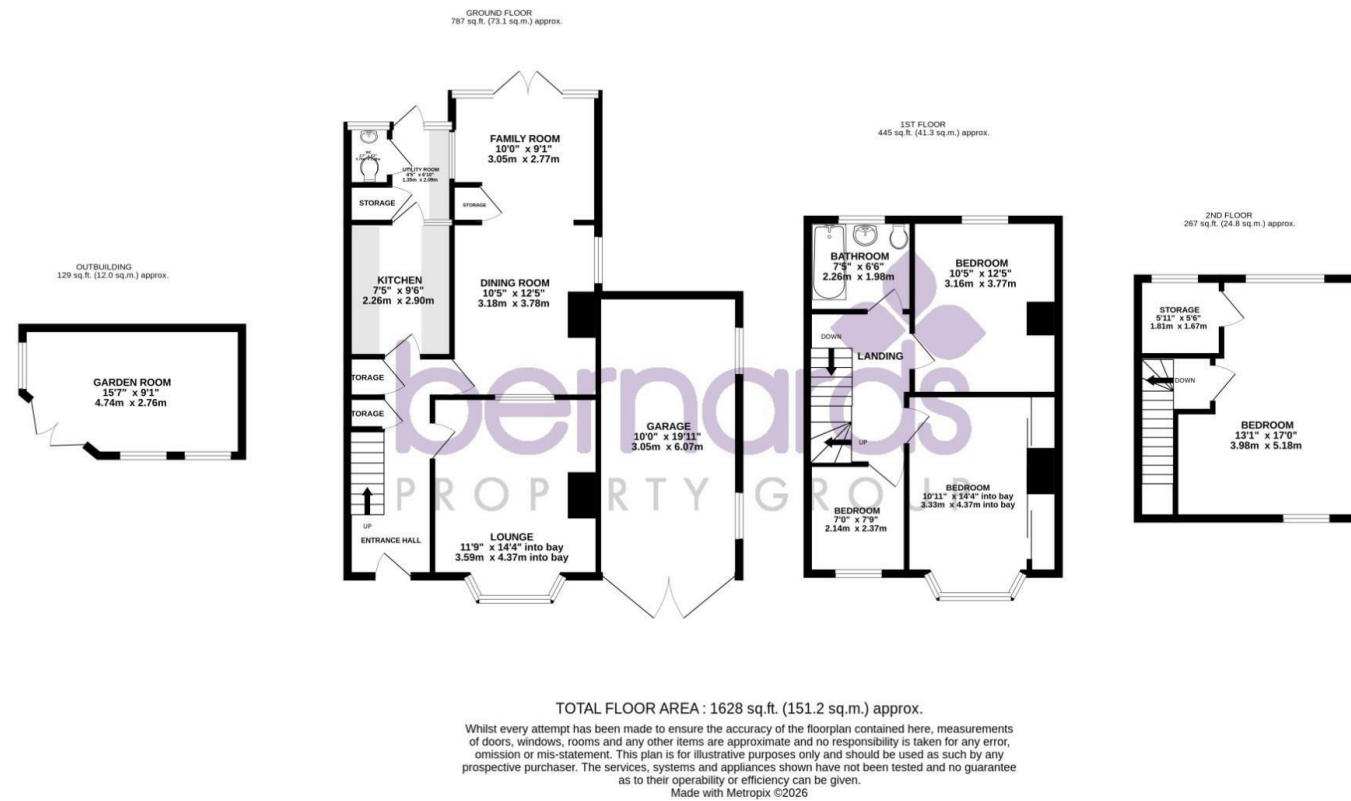




Offers In Excess Of £435,000

Kinross Crescent, Portsmouth PO6 2NP

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ FOUR BEDROOMS
- ❖ LARGE END OF TERRACE PLOT
- ❖ GARAGE & PARKING
- ❖ THREE RECEPTION ROOMS
- ❖ KITCHEN WITH UTILITY ROOM
- ❖ FAMILY BATHROOM
- ❖ DOWNSTAIRS WC
- ❖ OUTBUILDING
- ❖ 1628 SQFT
- ❖ GOOD SCHOOL CATCHMENT

Nestled in the desirable Kinross Crescent of Drayton, Portsmouth, this charming end-terrace house offers a perfect blend of space and comfort. Spanning an impressive 1,628 square feet, the property boasts four well-proportioned bedrooms, making it an ideal family home.

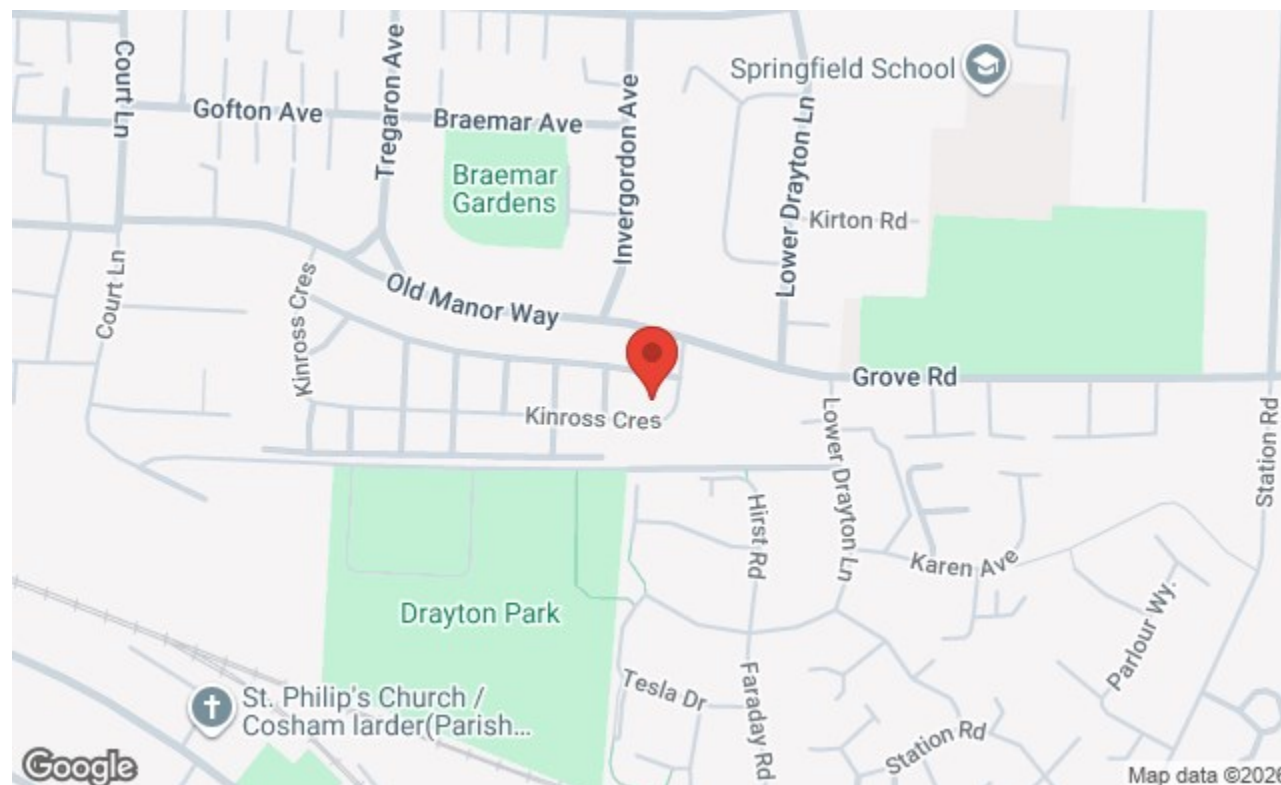
Upon entering, you are greeted by three inviting reception rooms, providing ample space for relaxation and entertainment. The lounge is perfect for unwinding after a long day, while the dining room offers a delightful setting for family meals and gatherings. The fitted kitchen, complete with a utility room, is both functional and stylish, catering to all your culinary needs.

The property features a convenient ground

floor WC and a family bathroom, ensuring that the needs of a busy household are well met. Outside, the large plot provides a wonderful garden space, complemented by a summer house, perfect for enjoying the warmer months or as a creative retreat.

Parking is a breeze with space for up to three vehicles, along with the added benefit of a garage. This home is not only spacious but also offers the potential for further enhancement, making it a fantastic opportunity for those looking to settle in a vibrant community.

With its excellent location, generous living space, and outdoor amenities, this property is a must-see for anyone seeking a comfortable and versatile family home in Portsmouth.



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

LOUNGE

11'9" x 14'4" (3.59 x 4.37)

DINING ROOM

10'5" x 12'4" (3.18 x 3.78)

FAMILY ROOM

10'0" x 9'1" (3.05 x 2.77)

KITCHEN

7'4" x 9'6" (2.26 x 2.90)

UTILITY ROOM

WC

BEDROOM TWO

10'11" x 14'4" (3.33 x 4.37)

BEDROOM THREE

10'4" x 12'4" (3.16 x 3.77)

BEDROOM FOUR

7'0" x 7'9" (2.14 x 2.37)

BATHROOM

7'4" x 6'5" (2.26 x 1.98)

BEDROOM ONE

13'0" x 16'11" (3.98 x 5.18)

GARAGE

10'0" x 19'10" (3.05 x 6.07)

GARDEN ROOM

15'6" x 9'0" (4.74 x 2.76)

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.



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		
EU Directive 2002/91/EC		
England & Wales		



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