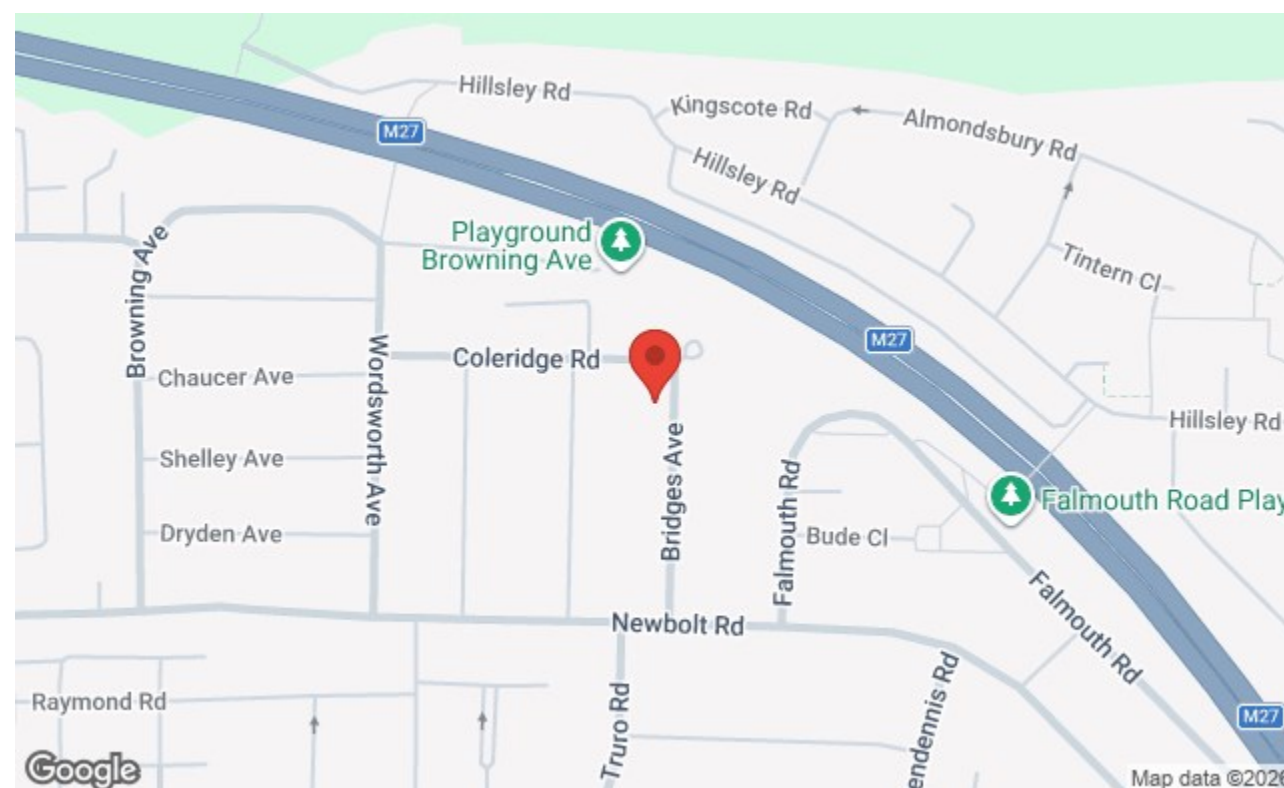
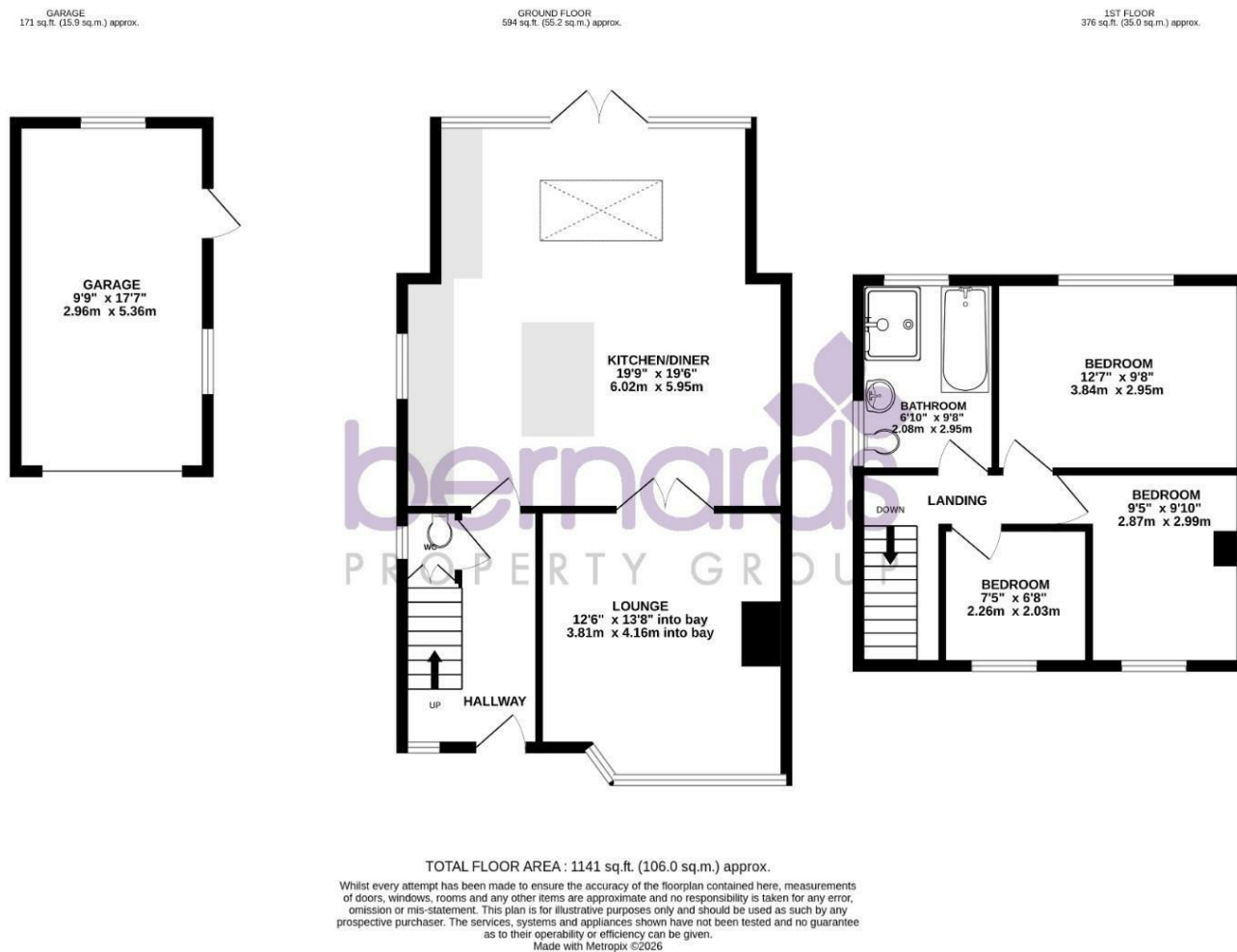




The Old Loos, 119 Lower Drayton Lane, Portsmouth, PO6 2EL
t: 02392 728 091



Offers In Excess Of £325,000

Bridges Avenue, Portsmouth PO6 4PA

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ THREE BEDROOMS
- ❖ 19FT OPEN PLAN KITCHEN DINER
- ❖ FAMILY BATHROOM
- ❖ GARAGE
- ❖ OFF ROAD PARKING
- ❖ PORTCHESTER BOARDERS
- ❖ VIEWS OVER THE CITY
- ❖ WEST FACING REAR GARDEN

Nestled on Bridges Avenue in the vibrant city of Portsmouth, this charming extended house offers a delightful blend of comfort and convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space. The two reception rooms provide ample room for relaxation and entertaining, while the open plan kitchen diner creates a warm and inviting atmosphere for family meals and gatherings.

One of the standout features of this home is the west-facing rear garden, which is ideal for enjoying the afternoon sun and hosting summer barbecues. The garden offers a peaceful retreat, perfect for unwinding after a long day. Additionally, the property boasts off-road parking for up to four vehicles,

along with a garage, ensuring that parking will never be a concern.

Situated on the borders of Portchester, this home benefits from stunning views of Portsmouth Harbour, adding to its appeal. The absence of a forward chain means that you can move in without delay, making this an excellent opportunity for those looking to settle in a desirable area.

With its combination of space, location, and amenities, this property is a must-see for anyone looking to make Portsmouth their home. Don't miss the chance to view this lovely house and envision your future in this wonderful community.

Call today to arrange a viewing

02392 728 091

www.bernardsestates.co.uk



PROPERTY INFORMATION

HALLWAY

KITCHEN / DINER

19'9" x 19'6" (6.02 x 5.95)

LOUNGE

12'5" x 13'7" (3.81 x 4.16)

BEDROOM ONE

12'7" x 9'8" (3.84 x 2.95)

BEDROOM TWO

9'4" x 9'9" (2.87 x 2.99)

BEDROOM THREE

7'4" x 6'7" (2.26 x 2.03)

BATHROOM

6'9" x 9'8" (2.08 x 2.95)

GARAGE

9'8" x 17'7" (2.96 x 5.36)

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.

FREE/LEASE Freehold



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	67	
(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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