



OFFERS IN REGION OF  
**£585,000**  
**19 Bernard Avenue**  
East Cosham, PO6 2JP

We are delighted to welcome to the market this stunning four bedroom semi-detached family home situated in the highly sought after location of Bernard Avenue, East Cosham. The property is within easy access of local shopping amenities, bus routes, recreation grounds and the catchment for both Court Lane and Springfield Schools (subject to confirmation). The well-presented family home comprises; porch, entrance hall, lounge, generous open plan kitchen/diner, utility room and WC to the ground floor. On the first floor you will find four bedrooms and a four piece bathroom suite. Additional benefits to the property include underfloor heating to the ground floor, off road parking and a low maintenance rear garden. A viewing is highly recommended to appreciate both the property and location on offer.





## PORCH

**HALLWAY** 16' 5" x 7' 5" (5m x 2.26m)

**LIVING ROOM** 16' 6" x 12' 5" (5.03m x 3.78m)

**KITCHEN/BREAKFAST ROOM** 28' 3" x 17' 3" (8.61m x 5.26m)

**UTILITY ROOM** 14' 5" x 7' 7" (4.39m x 2.31m)

**WC** 4' 10" x 4' 8" (1.47m x 1.42m)

**LANDING** 10' 3" x 7' 4" (3.12m x 2.24m)

**BEDROOM 1** 15' 7" x 11' 4" (4.75m x 3.45m)

**BEDROOM 2** 12' 5" x 12' 10" (3.78m x 3.91m)

**BEDROOM 3** 10' 8" x 9' 1" (3.25m x 2.77m)

**BEDROOM 4** 10' 2" x 7' 10" (3.1m x 2.39m)

**BATHROOM** 10' 2" x 6' 1" (3.1m x 1.85m)

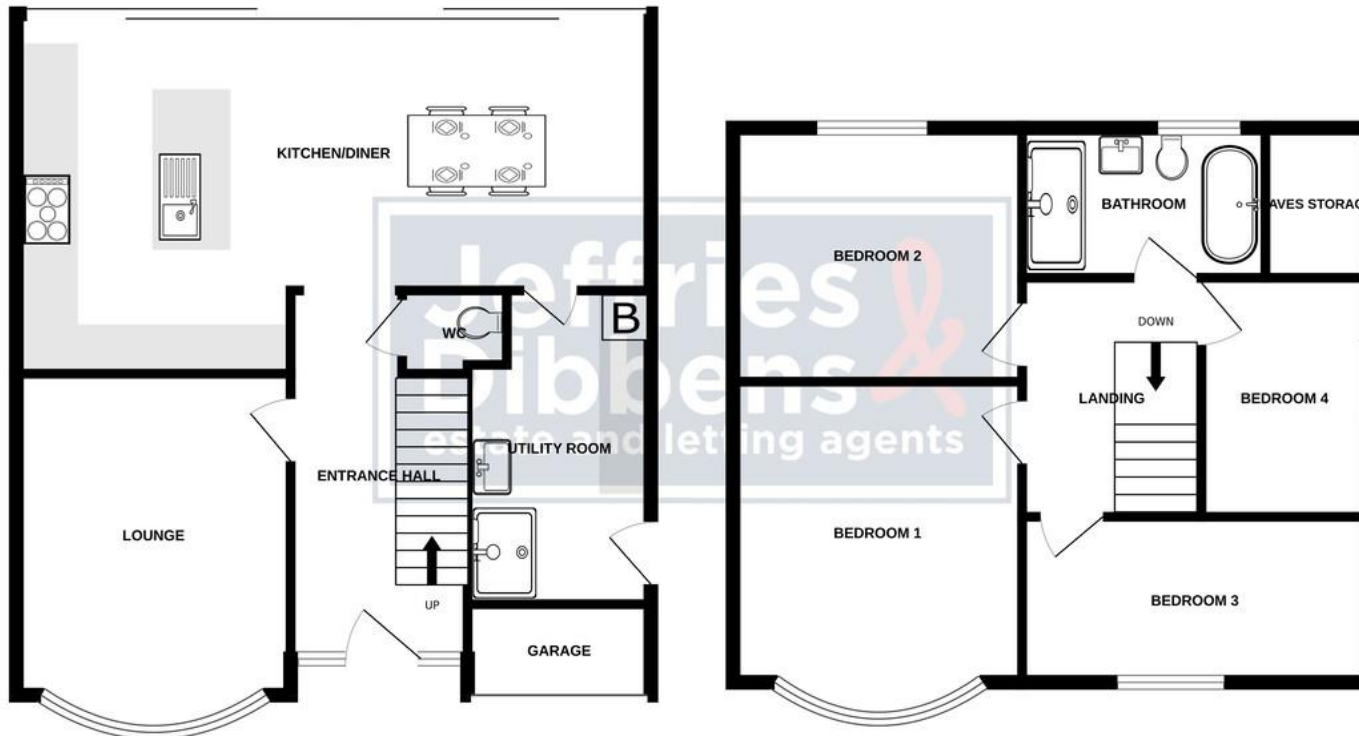
**GARAGE**

**GARDEN**



GROUND FLOOR

1ST FLOOR



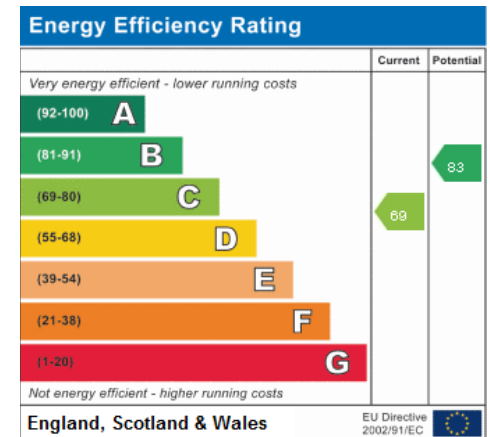
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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 ©2023

**LOCAL AUTHORITY**  
Portsmouth City Council

**TENURE**  
Freehold

**COUNCIL TAX BAND**  
Band E

**VIEWINGS**  
By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

**Jeffries  
Dibbens &**  
estate and letting agents

**OFFICE ADDRESS**

196 Havant Road, Drayton,  
Portsmouth, Hampshire,  
PO6 2EH

**CONTACT**

023 9237 3341  
drayton@jeffries.co.uk  
www.jdea.co.uk