

£300,000

Fordingbridge Road, Southsea PO4  
9JN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ IMPRESSIVE TERRACED HOUSE
- ❖ EXTENDED ACCOMODATION
- ❖ 2 BEDROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ OPEN PLAN KITCHEN AREA
- ❖ LANDSCAPED GARDEN
- ❖ IDEAL FIRST TIME BUY
- ❖ CLOSE TO BRANSBURY PARK
- ❖ LOVELY CONDITION
- ❖ CALL TO VIEW

**\*\* BEAUTIFUL TERRACED HOME IN POPULAR EASTNEY LOCATION \*\***

We are delighted to offer for sale this exceptional terraced home in Fordingbridge Road. Offering extended accommodation and beautifully presented, this home offers that perfect blend of great size rooms and superb location that many crave.

As you step inside you'll find a lovely cosy lounge at the front of the property offering a relaxing room to retire at the end of a busy day. The real heart of the home is the extended open plan kitchen diner that sits at the rear and opens out to a superb size rear garden which has recently been landscaped. This will be the scene for

many a social occasion and is a real party area.

The two bedrooms on the first floor can both accommodate a double bed whilst the bathroom is bigger than the average for the area. The finish is eye catching throughout making this an ideal FIRST TIME BUY.

The location is hugely popular. It is a short stroll to the seafront whilst Bransbury Park can be found at the end of the road for dog walks or little ones to enjoy letting off some steam. A great home that must be viewed to be appreciated

Call today to arrange a viewing  
02392 864 974  
[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## GROUND FLOOR

### LOUNGE

11'7" x 14'3" into bay (3.53m" x 4.34m" into bay )

### DINING ROOM

12'6" x 9'4" (3.81m" x 2.84m")

### KITCHEN

17'5" x 9'2" (5.31m" x 2.79m")

### WC

## FIRST FLOOR

### BEDROOM 1

14'4" x 11'11" max (4.37m" x 3.63m" max )

### BEDROOM 2

12'7" x 9'6" (3.84m" x 2.90m")

### BATHROOM

9'7" x 7'7" (2.92m" x 2.31m")

## Anti-Money Laundering (AML)

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

## Council Tax Band B

Bernards Estate Agents cannot confirm the exact cost of this property council tax banding, for an up to date estimate, please contact your local authority

## 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.

## Property Tenure

Freehold

## Removal Quotes

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## Solicitor

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 Mortgage & Protection

We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and protection for anyone, regardless of who they are buying and selling through.

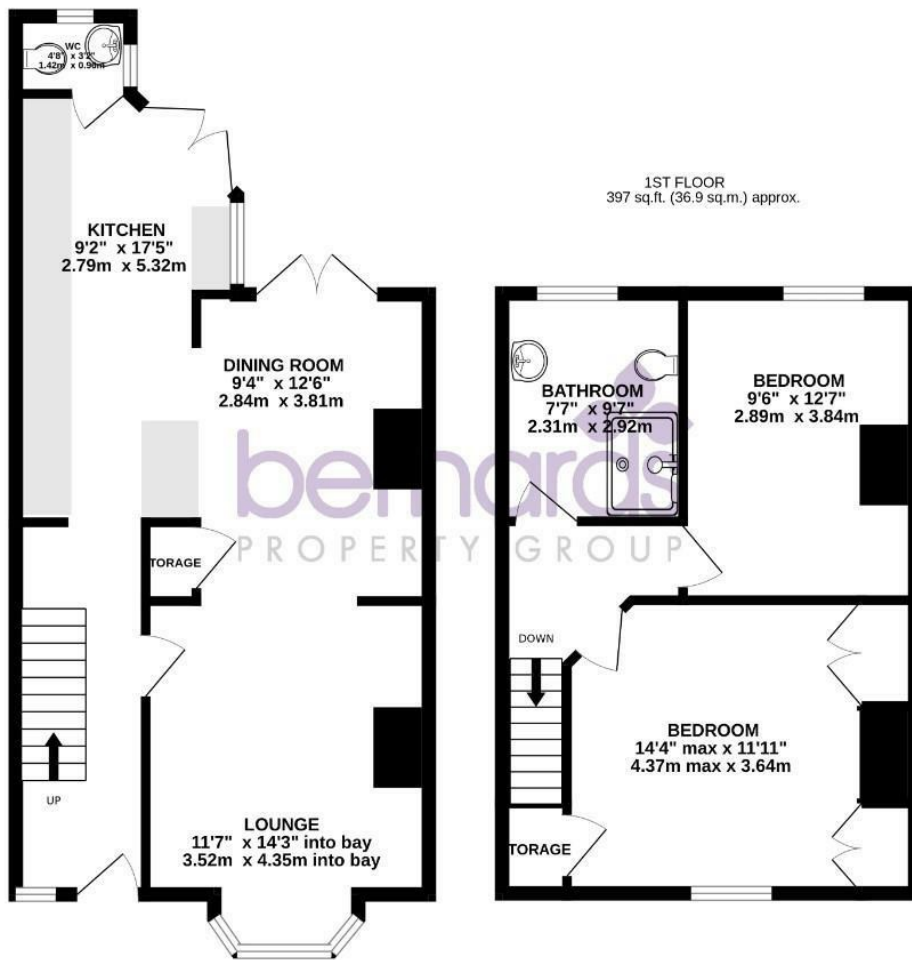
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		86
(69-80)	C	71	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

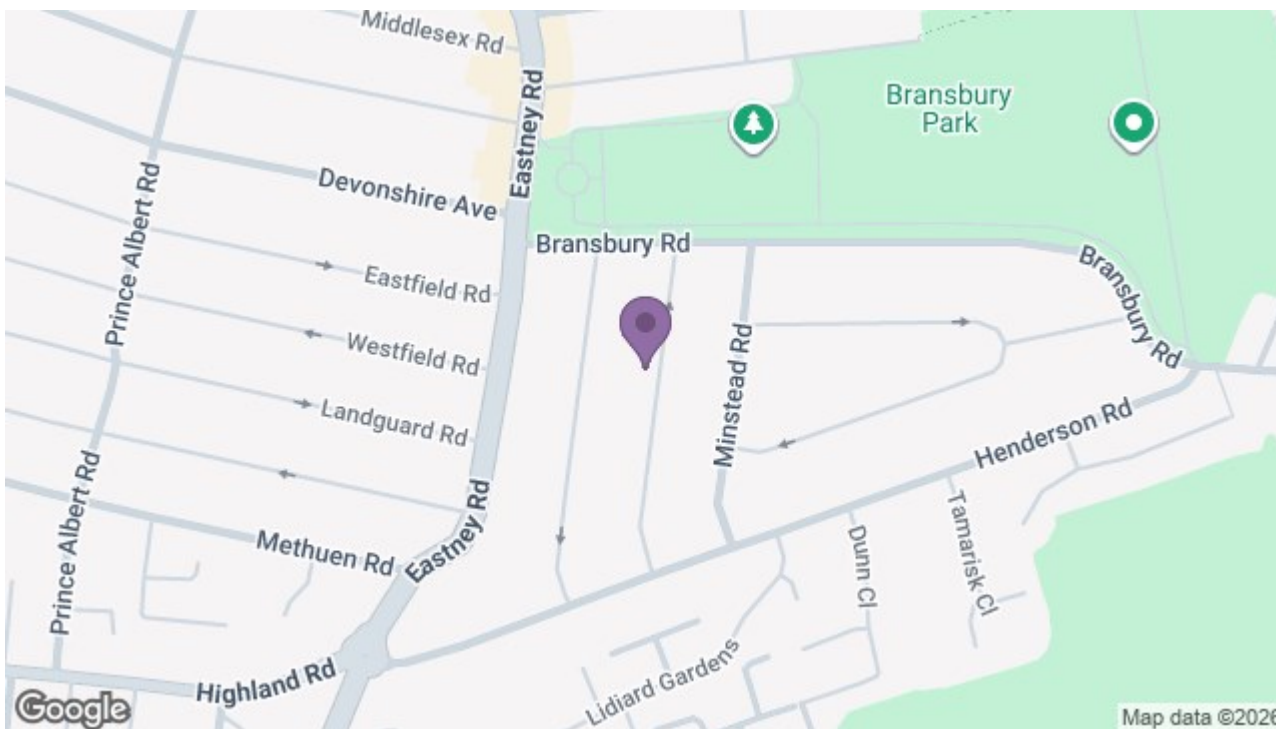


GROUND FLOOR  
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 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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