Offers In Excess Of £425,000

Essex Road, Southsea PO4 8DQ

bernards
THE ESTATE AGENTS

3 2 2

HIGHLIGHTS

- STUNNING TERRACED HOUSE
- OPEN PLAN KITCHEN
- HIGH SPECIFICATION
- 3 BEDROOMS
- 2 BATHROOMS
- STUNNING FINISH THROUGHOUT
- LANDSCAPED GARDEN
- IDEAL FAMILY HOME
- NO ONWARD CHAIN
- CALL TO VIEW

** STUNNING FAMILY HOME IN TREE LINED SOUTHSEA ROAD OFFERED CHAIN FREE **

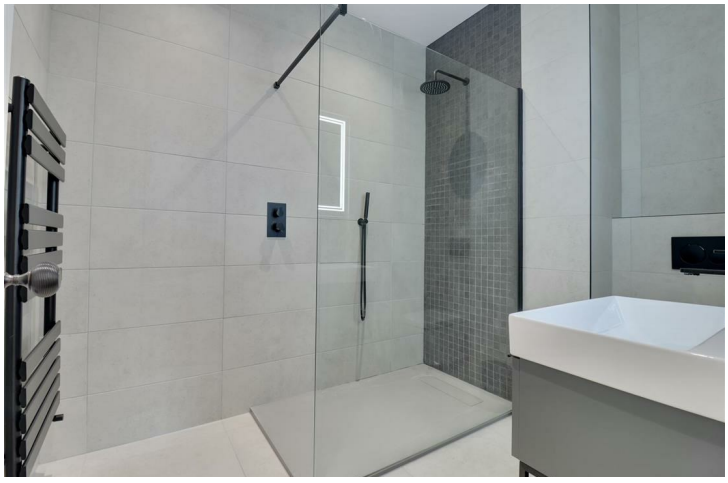
We are thrilled to be offering for sale this extended home in Essex Road. The current owners have transformed the property in recent times to create a stunning residence that any family will want to showcase to friends and family at every available opportunity.

A perfect blend of original features and modern decor offer a turn key home that can be moved into immediately. A formal lounge sits at the front of the property with an open plan kitchen / diner that overlooks the exceptional rear garden. A shower room has been cleverly installed on the ground floor as well.

On the first floor you'll find 3 good size bedrooms with a well designed family bathroom. This makes it the ideal home for a young or growing family with a bathroom on both floors and a striking finish that will certainly grab your attention.

Essex Road has always been a popular location with trees lining the road and a super convenient location. There are local conveniences on Winter Road, the retail park close by and short distances to the train station, local parks and Southsea seafront. A quite brilliant home that is sure to attract a lot of interest.

Call today to arrange a viewing
02392 864 974
www.bernardsea.co.uk



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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE
12'9" x 15'2" (3.89 x 4.64)

KITCHEN/ DINER
18'9" x 25'2" (5.74 x 7.69)

SHOWER ROOM
9'1" x 6'9" (2.79 x 2.06)

FIRST FLOOR

BEDROOM 1
12'9" x 12'5" (3.91 x 3.81)

BEDROOM 2
9'2" x 13'3" (2.80 x 4.04)

BEDROOM 3
9'3" x 9'11" (2.82 x 3.04)

BATHROOM
5'10" x 7'1" (1.80 x 2.18)

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 C
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.

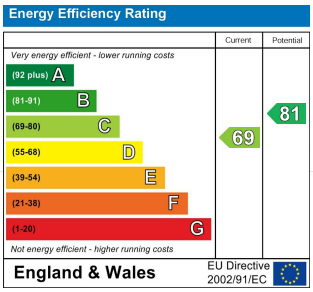
Property Tenure
Freehold

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!



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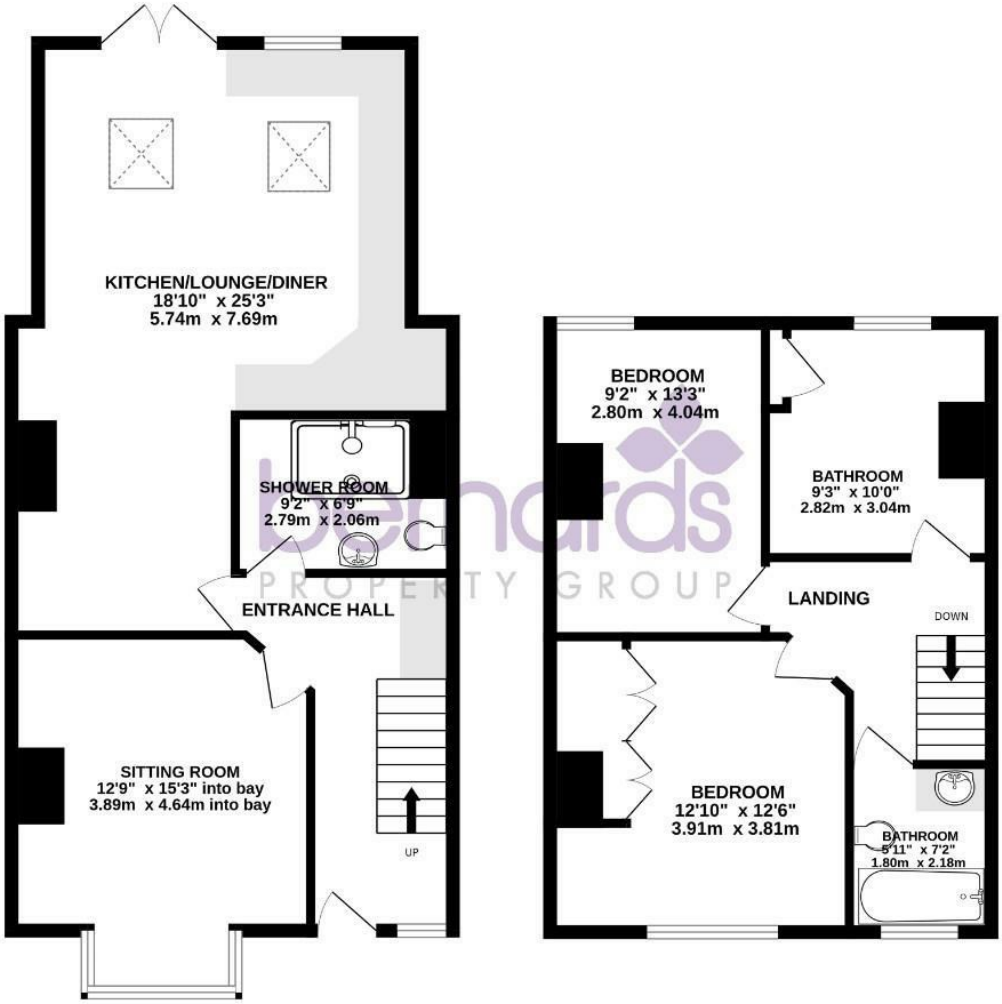
GROUND FLOOR
675 sq.ft. (62.8 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.3 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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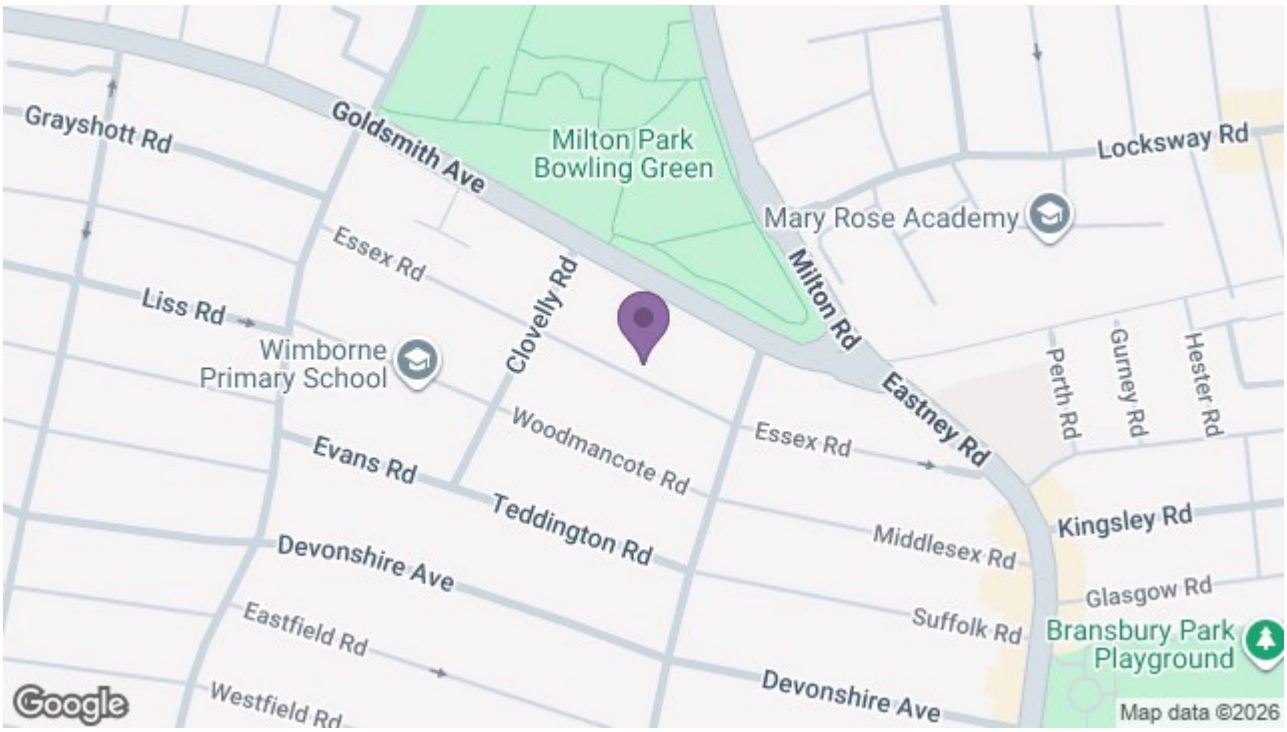

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