

**KITCHEN/
FAMILY ROOM**
18'3" x 12'1"
5.57m x 3.68m

DINING ROOM
14'5" x 7'7"
4.40m x 2.31m

LOUNGE
14'5" into bay x 9'11"
4.39m into bay x 3.02m

BEDROOM
12'2" x 9'4"
3.71m x 2.84m

BATHROOM
5'8" x 5'2"
2.14m x 1.77m

BEDROOM
11'5" x 7'6"
3.48m x 2.29m

BEDROOM
13'2" max x 11'11"
4.01m max x 3.63m

ENTRANCE HALL

UP

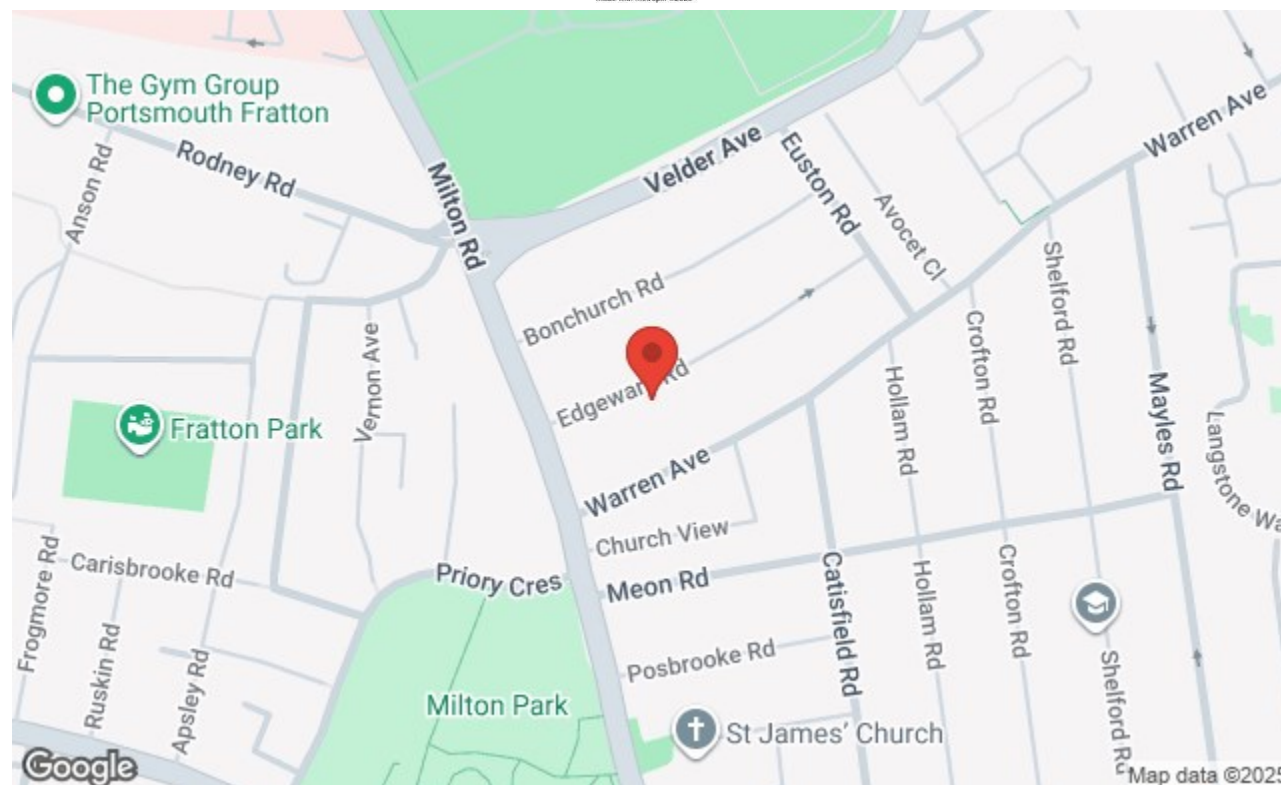
DOWN

1ST FLOOR
431 sq ft. (40.0 sq.m.) approx.

TOTAL FLOOR AREA: 993 sq.ft. (92.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 is given as to their operability or efficiency can be given.

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A purple circular sign with the words "FOR SALE" in white, bold, sans-serif capital letters. The sign is tilted slightly to the right.

Edgware Road, Southsea PO4 8PT

The logo for Bernards The Estate Agents. It features the word "bernards" in a lowercase, rounded, purple font. Above the "s" is a stylized purple flower or leaf icon with three main lobes. Below "bernards" is the text "THE ESTATE AGENTS" in a smaller, uppercase, sans-serif font.

3 1 2

HIGHLIGHTS

- WONDERFUL TERRACED HOME
- IDEAL FOR FAMILY
- DOWNSTAIRS TOILET
- STUNNING KITCHEN
- BI-FOLDS TO GARDEN
- 3 BEDROOMS
- OPEN PLAN LOUNGE DINER
- OUTBUILDING
- POPULAR LOCATION
- LOW MAINTENANCE GARDEN

**** FABULOUS FAMILY HOME IN
REQUESTED MILTON LOCATION ****

We are delighted to offer for sale this wonderful home in Edgeware Road. Transformed over time, the owners have created a lovely property befitting a young family or couple to enjoy for years to come.

As you step inside you are met by an open plan lounge diner arrangement which has been well designed to feel both bright and spacious. The kitchen areas has been extended and comes with a central island, space for an additional sofa and bi-folds into a nice size market.

On the first floor you have 3 good size bedrooms and a well appointed family bathroom offering everything you need for the family home. There is an additional outbuilding only adding to the appeal and this can be used as a home work space, bar or family space to be enjoyed.

The location is always popular with good schooling close by, great access in and out of the city and a short drive to the seafront. A brilliant home that needs to be seen.

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



PROPERTY INFORMATION

LOUNGE
14'5" x 9'11" (4.39m" x 3.02m")

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

KITCHEN / FAMILY ROOM
18'3" x 12'1" (5.56m" x 3.68m")

BEDROOM 1
13'2" x 11'11" (4.01m" x 3.63m")

BEDROOM 2
11'5" x 7'6" (3.48m" x 2.29m")

BEDROOM 3
12'2" x 9'4" (3.71m" x 2.84m")

BATHROOM
7'6" x 5'10" (2.29m" x 1.78m")

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
BAND C

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.

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.

PROPERTY TENURE
Freehold



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	74	78
England & Wales		



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