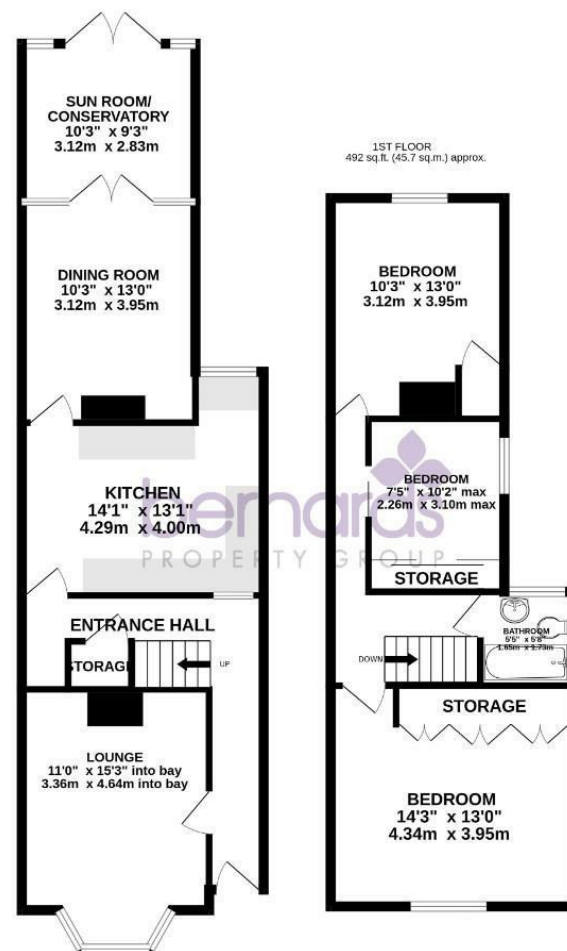
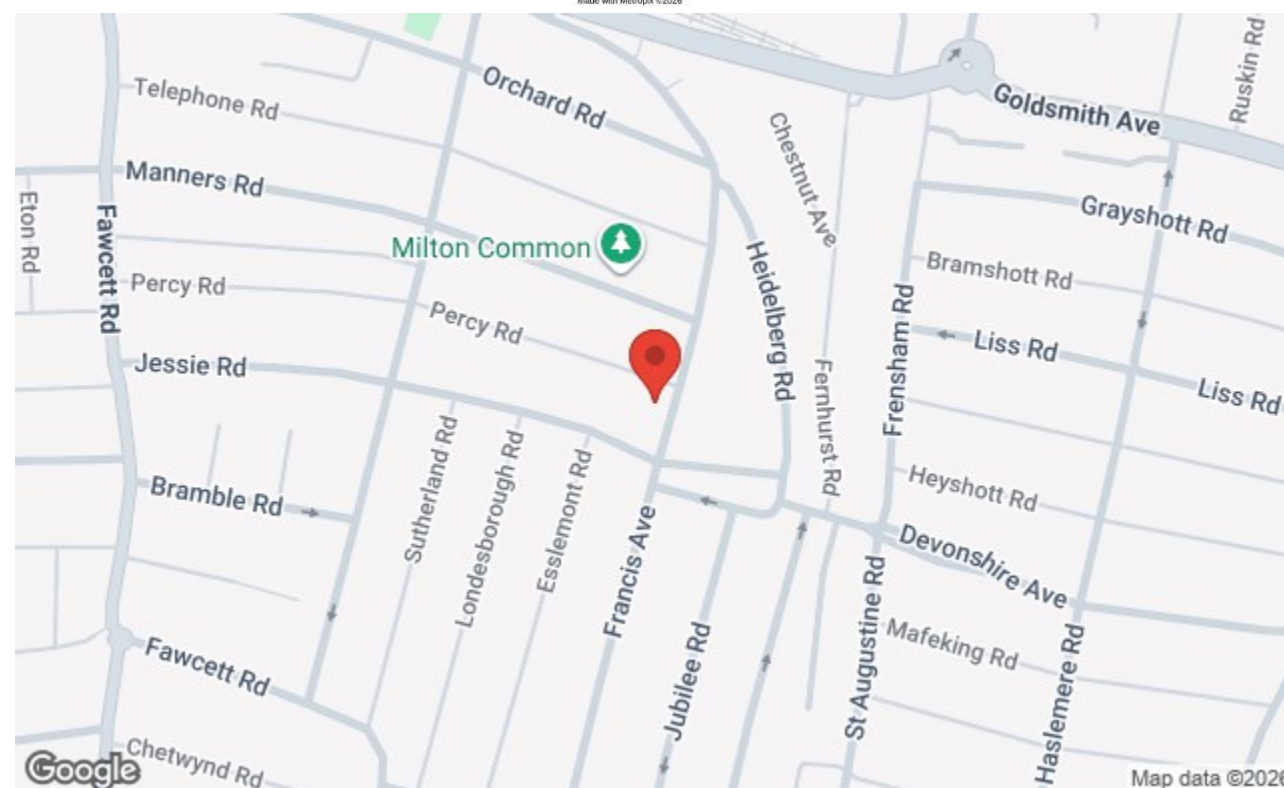


GROUND FLOOR
642 sq.ft. (59.7 sq.m.) approx.



TOTAL FLOOR AREA: 1135 sq.ft. (105.4 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974



FOR SALE

£335,000

Francis Avenue, Southsea PO4 0AH

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ THREE BEDROOM
- ❖ TERRACED HOUSE
- ❖ CHAIN FREE
- ❖ BAY & FORECOURT
- ❖ TWO RECEPTION ROOMS
- ❖ TURN KEY HOME
- ❖ CENTRAL SOUTHSEA
- ❖ CLOSE TO LOCAL SCHOOLS
- ❖ SHORT WALK TO ALBERT ROAD
- ❖ CALL TO VIEW

****WONDERFUL THREE BEDROOM FAMILY HOME OFFERED CHAIN FREE****

Welcome to Francis Avenue and this delightful chain free, three-bedroom terraced house. The home offers a perfect blend of modern comforts and original character throughout.

The property boasts two spacious reception rooms, providing ample space for both relaxation and entertaining. The sun room, a lovely addition, opens directly onto a west-facing garden, allowing for plenty of natural light and a wonderful outdoor space to enjoy. Upstairs you have

three bedrooms, two good size double bedrooms and a comfortable single room with each room benefiting from built in storage.

The house is in lovely decorative condition, making it an inviting home and allows a turn key experience for any new homeowner. Location is key, and this property does not disappoint. It is conveniently situated close to local schools, making it ideal for families, as well as being within easy reach of the train station for those commuting. Additionally, the vibrant Albert Road is just a short stroll away.

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



PROPERTY INFORMATION

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

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!

COUNCIL TAX 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.

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.

LOUNGE

11'0" x 15'2" (3.36 x 4.64)

KITCHEN

14'0" x 13'1" (4.29 x 4.00)

DINING ROOM

10'2" x 12'11" (3.12 x 3.95)

SUN ROOM

10'2" x 9'3" (3.12 x 2.83)

BEDROOM ONE

14'2" x 12'11" (4.34 x 3.95)

BEDROOM TWO

10'2" x 12'11" (3.12 x 3.95)

BEDROOM THREE

7'4" x 10'2" (2.26 x 3.10)

BATHROOM

5'4" x 5'10" (1.65 x 1.79)



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		
England & Wales		

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