

£340,000

Moorings Way, Southsea PO4 8QN

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ LARGE SEMI DETACHED HOUSE
- ❖ TWO DOUBLE BEDROOMS
- ❖ FIRST FLOOR BATHROOM
- ❖ OPEN PLAN LIVING SPACE
- ❖ DOUBLE ASPECT TO REAR
- ❖ GENEROUS KITCHEN
- ❖ WELL PRESENTED
- ❖ LOG BURNER
- ❖ OFF ROAD PARKING
- ❖ CALL TO VIEW

**\*\* MORE THAN MEETS THE EYE WITH  
GENEROUS HOUSE AND OFF ROAD  
PARKING \*\***

We are delighted to offer for sale this exceptionally sized house in Moorings Way. Ideal for a **FIRST TIME BUYER** or **HOMEMOVER**, this home will catch you by surprise at just how much is available.

The heart of the home is undoubtedly the L-Shaped lounge / family / dining area. A striking log burner is a real

centre price and ideal for warming up this large space. Two sets of patio doors spill out onto a generous size garden whilst the attractive kitchen offers everything the modern couple or family requires.

On the first floor you will find a huge Master bedroom and a superb size 2nd bedroom, adorned further by a lovely 4 piece family bathroom. Outside you will find off road parking and the location is hugely popular with families and couples alike. A great property that should be viewed at the earliest opportunity.

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 AREA

14'0" x 12'11" (4.27m" x 3.94m")

### DINING / FAMILY ROOM

25'4" x 8'10" (7.72m" x 2.69m")

### KITCHEN

21'1" x 9'5" (6.43m" x 2.87m")

## FIRST FLOOR

### BEDROOM 1

21'8" x 13'1" max (6.60m" x 3.99m" max)

### BEDROOM 2

14'1" x 13'1" (4.29m" x 3.99m")

### BATHROOM

8'9" x 6'1" (2.67m" x 1.85m")

### 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

BAND B

### 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!

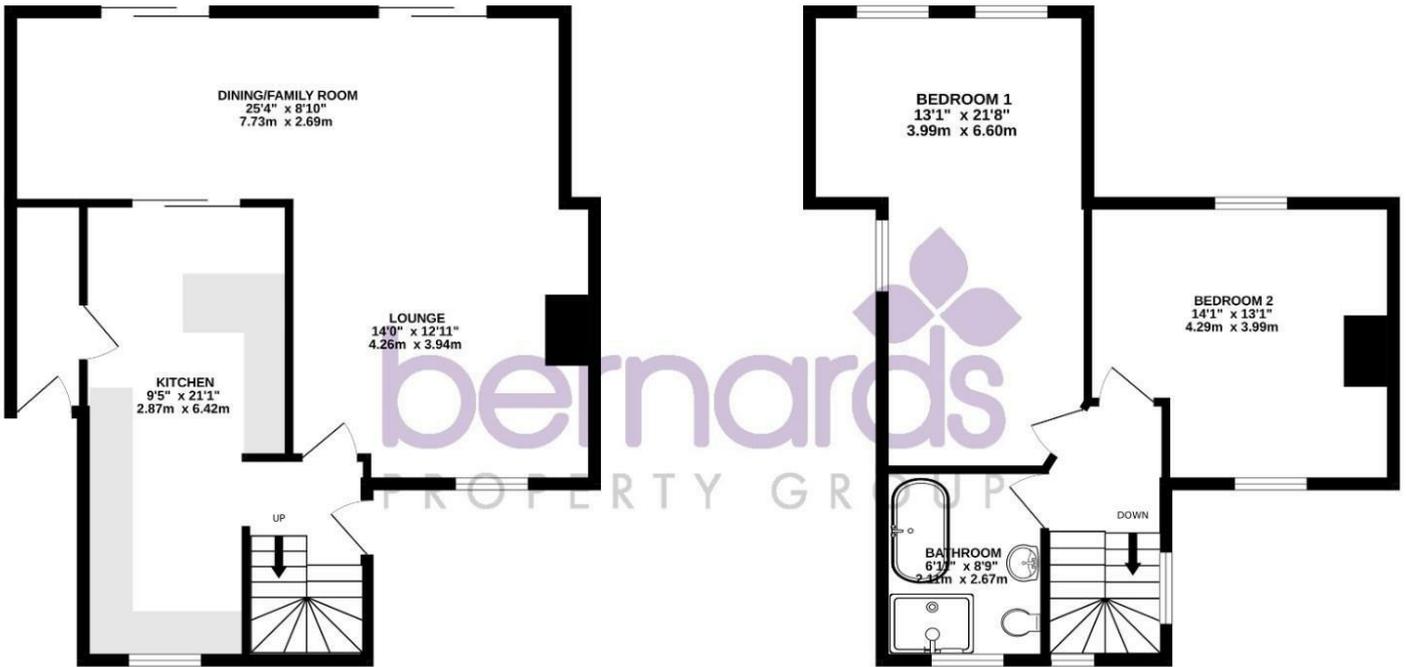


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



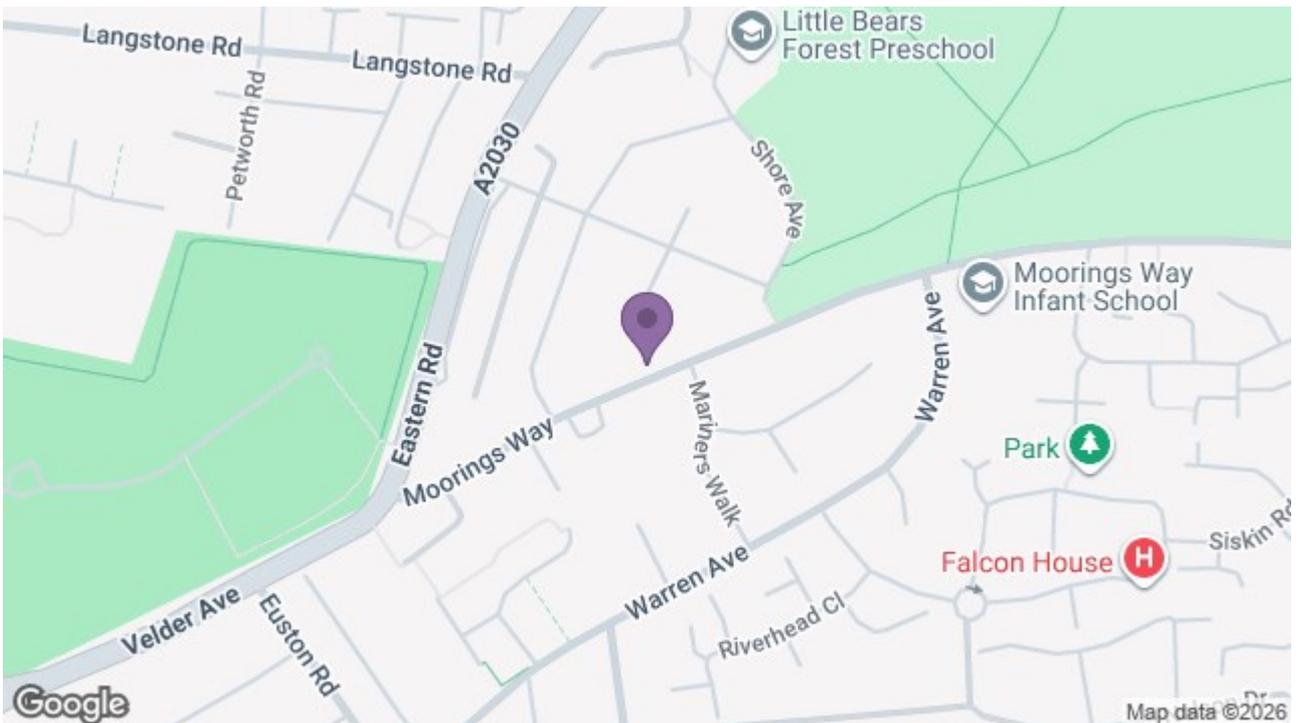
GROUND FLOOR  
657 sq.ft. (61.1 sq.m.) approx.

1ST FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



TOTAL FLOOR AREA: 1172 sq.ft. (108.8 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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