£325,000

Empshott Road, Southsea PO4 8AU

HIGHLIGHTS

- FANTASTIC TERRACED HOUSE
- 3 BEDROOMS
- FIRST FLOOR BATHROOM
- 2 RECEPTION ROOMS
- DOWNSTAIRS WC
- LOVELY CONDITION
- IDEAL FIRST TIME BUY
- SOUTHERLY ASPECT GARDEN
- REQUESTED LOCATION
- CALL TO VIEW

**LOVELY THREE BEDROOM FAMILY HOME WITH SOUTH FACING GARDEN **

We are delighted to offer for sale this lovely terraced home in a requested part of Southsea. This family home has an abundance of space with a lovely blend of original features and modern decor that will appeal to many.

As you walk through the door you'll find a formal lounge at the front and a good size dining room to the rear with access into the south facing garden via french doors. The fitted kitchen splits the two rooms and there is a downstairs WC to only add to the appeal. As you make your way upstairs you'll find 3 good size bedrooms and a family bathroom.

The location is hugely popular with a small parade of shops close by coupled with Milton Park a short distance away to enjoy a dog walk or family time. The seafront is not too far away whilst there are some great schools in the vicinity as well. A great opportunity that is sure to attract many.

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

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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE
14'5" x 10'2" (4.39m" x 3.10m")

KITCHEN
39'4"'0'0"" x 22'11"'32'9"" (12'0" x 7'10")

WC

DINING ROOM
12'4" x 9'10" (3.76m" x 3.00m")

FIRST FLOOR

BEDROOM 1
13'5" x 11'11" (4.09m" x 3.63m")

BEDROOM 2
12'5" x 9'10" (3.78m" x 3.00m")

BEDROOM 3
12'0" x 7'10" (3.66m" x 2.39m")

BATHROOM
6'6" x 5'7" (1.98m" x 1.70m")

REAR GARDEN

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.

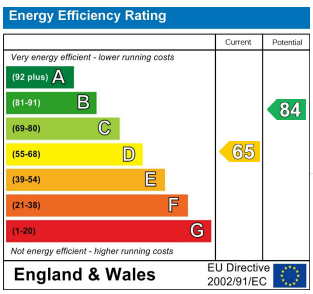
Property Tenure
Freehold

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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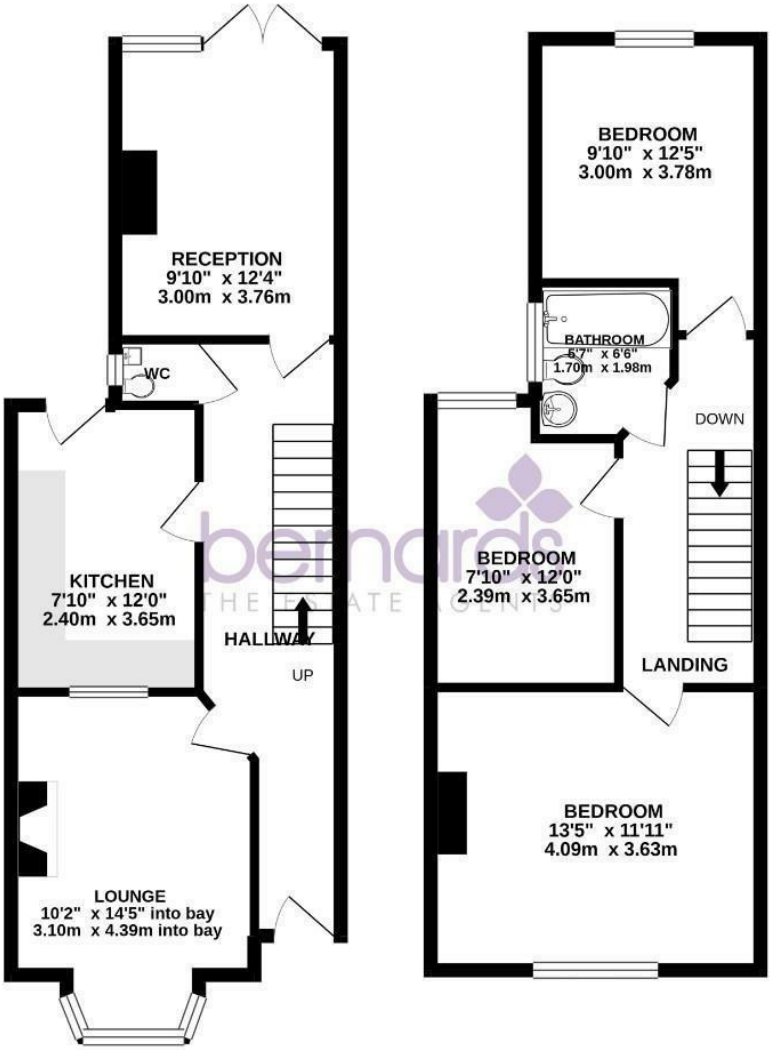
GROUND FLOOR
465 sq.ft. (43.2 sq.m.) approx.

1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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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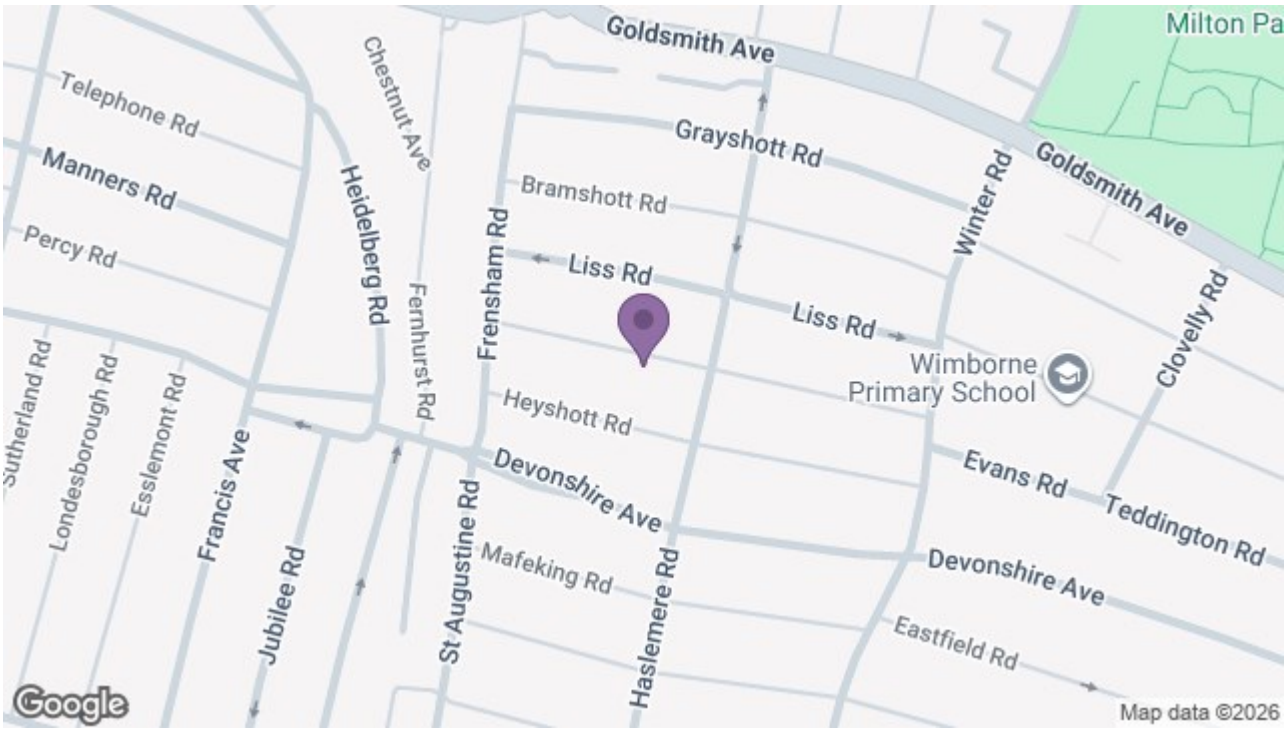

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