

£325,000

Salterns Avenue, Southsea PO4 8QJ

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ◆ GOOD SIZE HOME
- ◆ END OF TERRACE
- ◆ 3 BEDROOMS
- ◆ LARGE PLOT
- ◆ CAR PORT AND PARKING
- ◆ CONSERVATORY
- ◆ NICELY PRESENTED
- ◆ CLOSE TO OPEN SPACES
- ◆ IDEAL FOR FAMILIES
- ◆ CALL TO VIEW

**\*\* LOVELY SIZE PLOT WITH CAR PORT & PARKING IDEAL FOR YOUNG FAMILY \*\***

We are delighted to bring to market this lovely end of terraced house in a popular family friendly location. The home sits within a generous plot with a large rear garden, CAR PORT and PARKING.

The accommodation comprises a lovely size lounge diner, kitchen, bathroom and large conservatory on

the ground floor. The conservatory roof has been replaced making this a usable space all year round. On the first floor you will find 3 good size bedrooms, ideal if you have children in tow, often have guests or work from home.

The location is really popular with families with some great open spaces close by for walks and taking the dog out. You can follow the shore line all the way round to Eastney and there is also great links in and out of town via Eastern Road.

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 / DINER

13'11" x 13'1" (4.24m" x 3.99m0.30m)

### CONSERVATORY

11'6" x 9'0" (3.51m" x 2.74m")

### KITCHEN

11'9" x 9'5" (3.58m" x 2.87m")

### BATHROOM

8'10" x 7'1" (2.69m" x 2.16m")

## FIRST FLOOR

### BEDROOM 1

13'11" x 12'11" (4.24m" x 3.94m")

### BEDROOM 2

11'9" x 9'6" (3.58m" x 2.90m")

### BEDROOM 3

9'0" x 7'1" (2.74m" x 2.16m")

## 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

## 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!



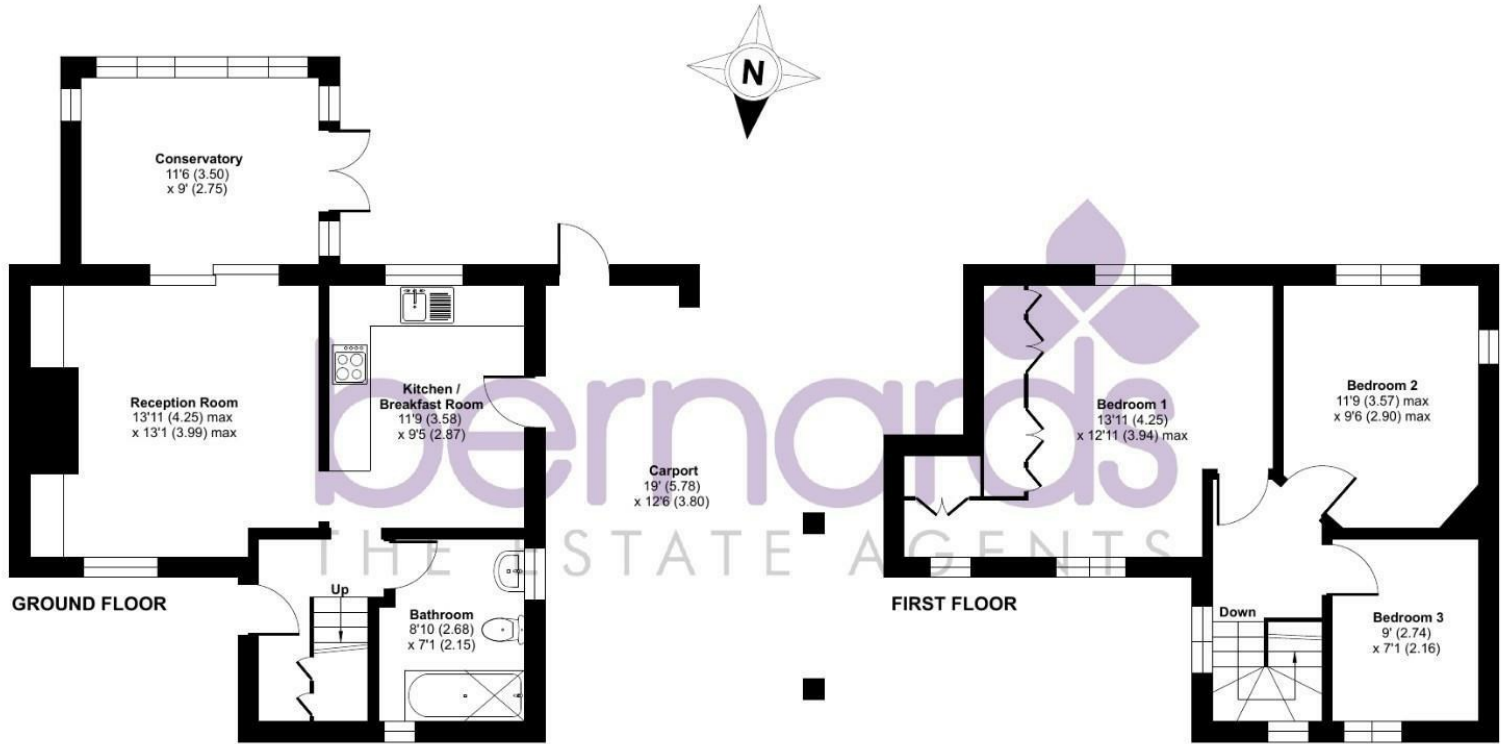
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



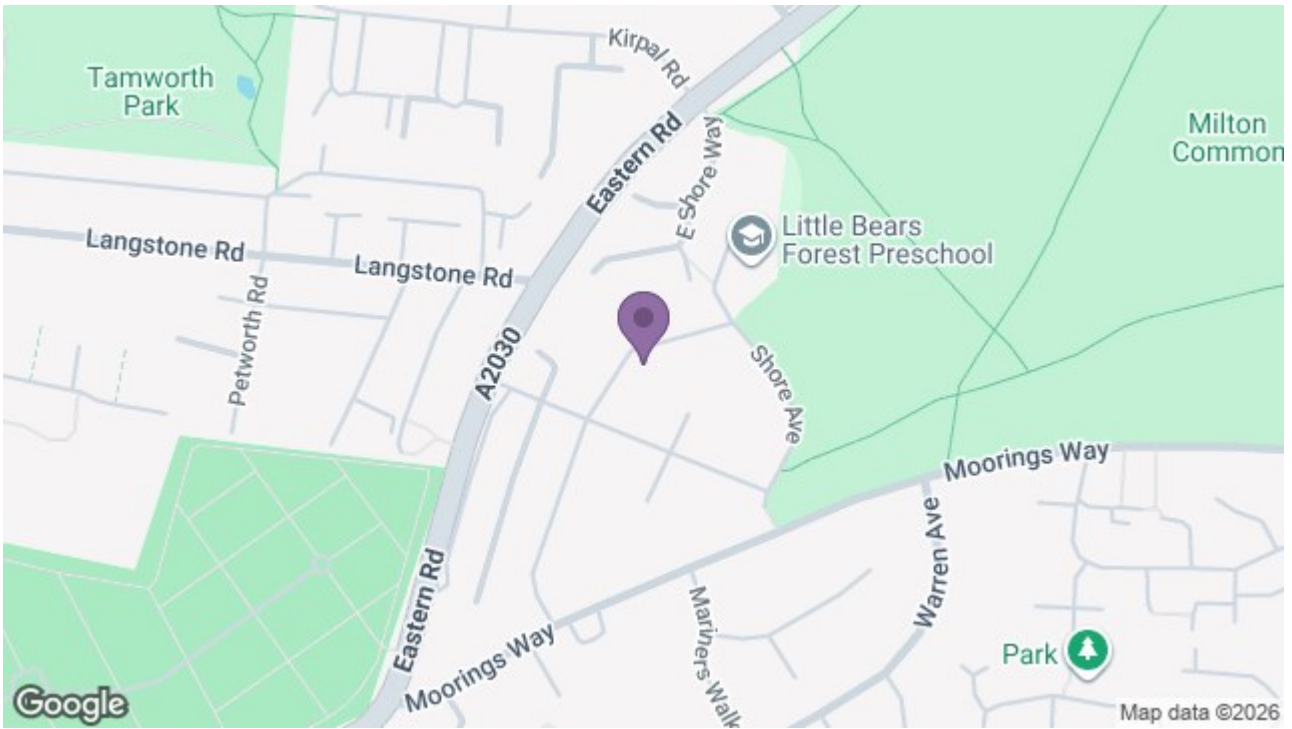
# Salterns Avenue, Southsea, PO4

Approximate Area = 961 sq ft / 89.2 sq m (excludes carport)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1450778



8 Clarendon Road, Southsea, Hampshire, PO5 2EE

t: 02392 864 974

