£310,000

Boulton Road, Southsea PO5 1NS

bernards
THE ESTATE AGENTS

4 1 2

HIGHLIGHTS

- FOUR BEDROOM
- SEMI-DETACHED HOUSE
- UPSTAIRS BATHROOM
- TURN KEY PROPERTY
- GREAT FIRST TIME BUY
- WEST FACING GARDEN
- CENTRAL SOUTHSEA
- WALKING DISTANCE TO SEAFRONT
- SHORT WALK TO ALBERT ROAD
- CALL TO VIEW

FOUR BEDROOM FAMILY HOME IN CENTRAL SOUTHSEA

We are delighted to welcome to the market this charming, four bedroom, semi-detached family home located in the heart of Southsea. Internally the home is exceptionally presented, and within walking distance to Albert Road boasting an abundance of shops, bars and local restaurants!

The ground floor of the property comprises of a spacious lounge/ diner which offers the perfect space to relax as well as entertain! The kitchen is beautifully fitted, offering a modern finish with integrated appliances. Further features include a separate utility room as well as downstairs W.C. Patio doors lead you onto the quaint garden, courtyard style allowing easy maintenance. The garden also faces west ensuring sunshine all afternoon!

The first floor features four bedrooms in total along with the family bathroom. Two bedrooms are double in size, and two single bedrooms. The bathroom is fitted in modern taste with a bath tub and overhead shower.

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

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 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.

LOUNGE

11'9" x 10'7" (3.60 x 3.25)

DINING ROOM

11'8" x 10'0" (3.56 x 3.07)

KITCHEN

12'3" x 11'1" (3.75 x 3.38)

UTILITY ROOM

9'1" x 8'9" (2.79 x 2.67)

W/C

4'11" x 3'11" (1.52 x 1.21)

BEDROOM ONE

12'9" x 11'5" (3.89 x 3.48)

BEDROOM TWO

11'8" x 10'4" (3.58 x 3.15)

BEDROOM THREE

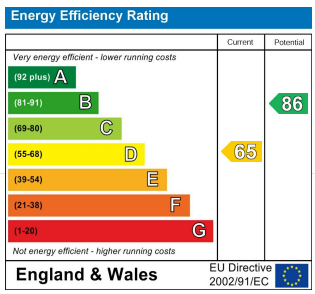
9'6" x 7'7" (2.92 x 2.33)

BEDROOM FOUR

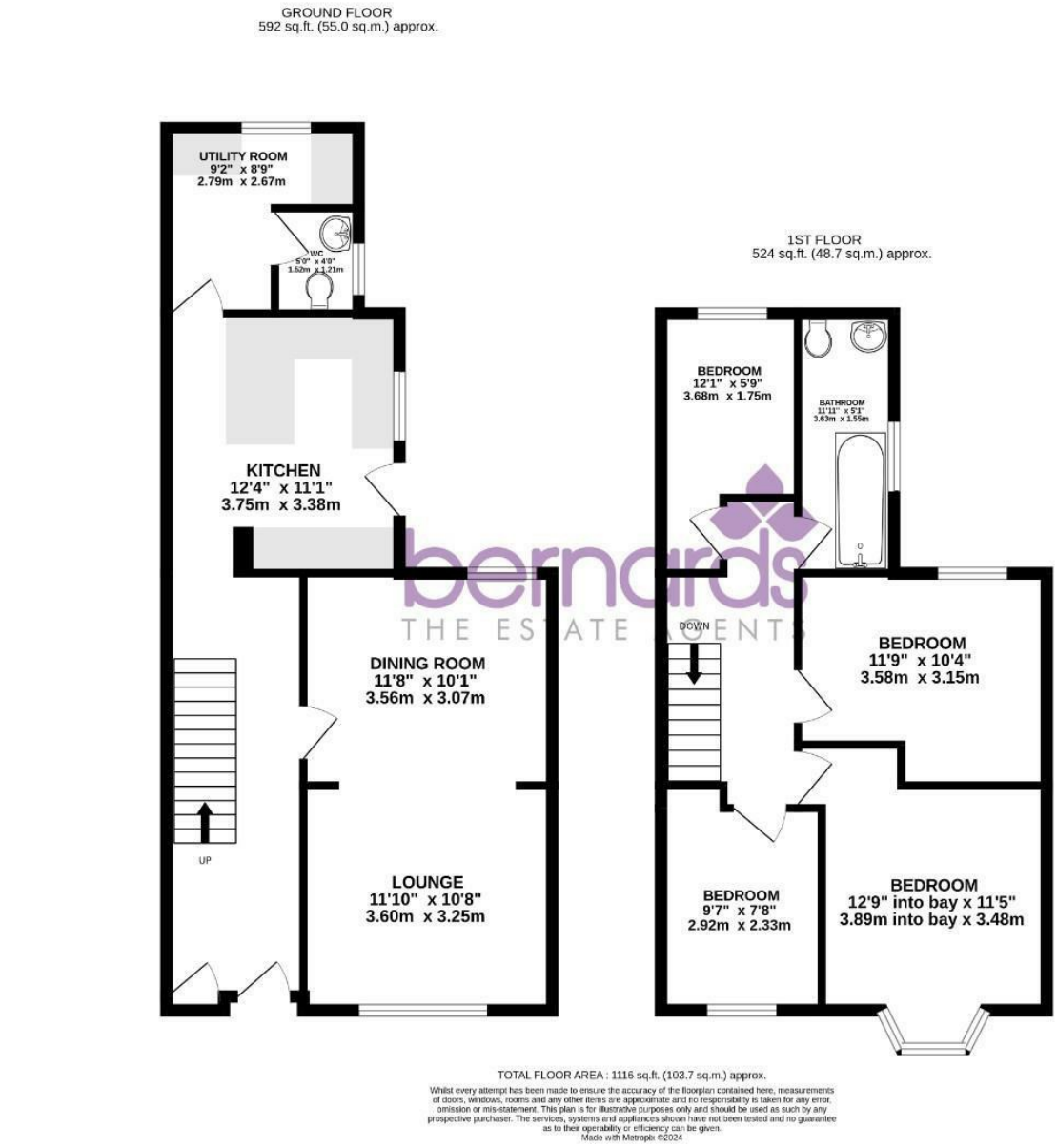
12'0" x 5'9" (3.68 x 1.76)

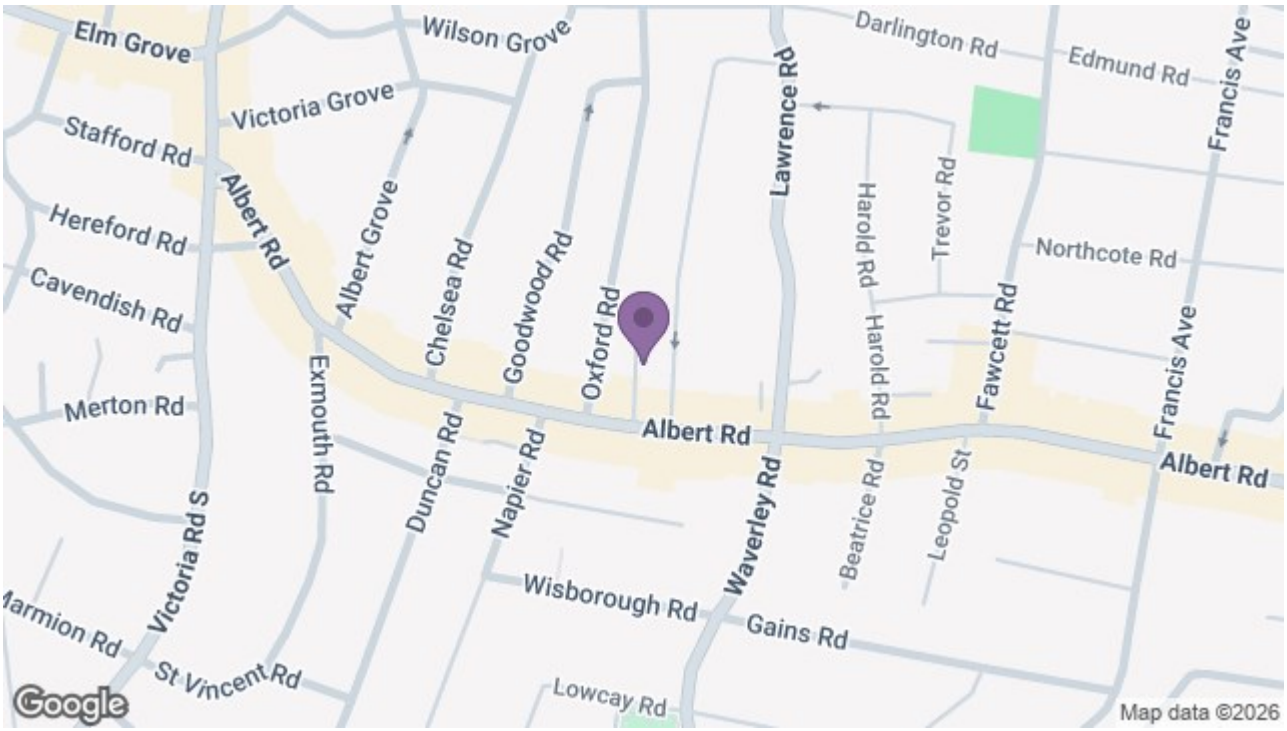
BATHROOM

11'10" x 5'1" (3.63 x 1.55)



Scan here to see all our properties for sale and rent





8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974