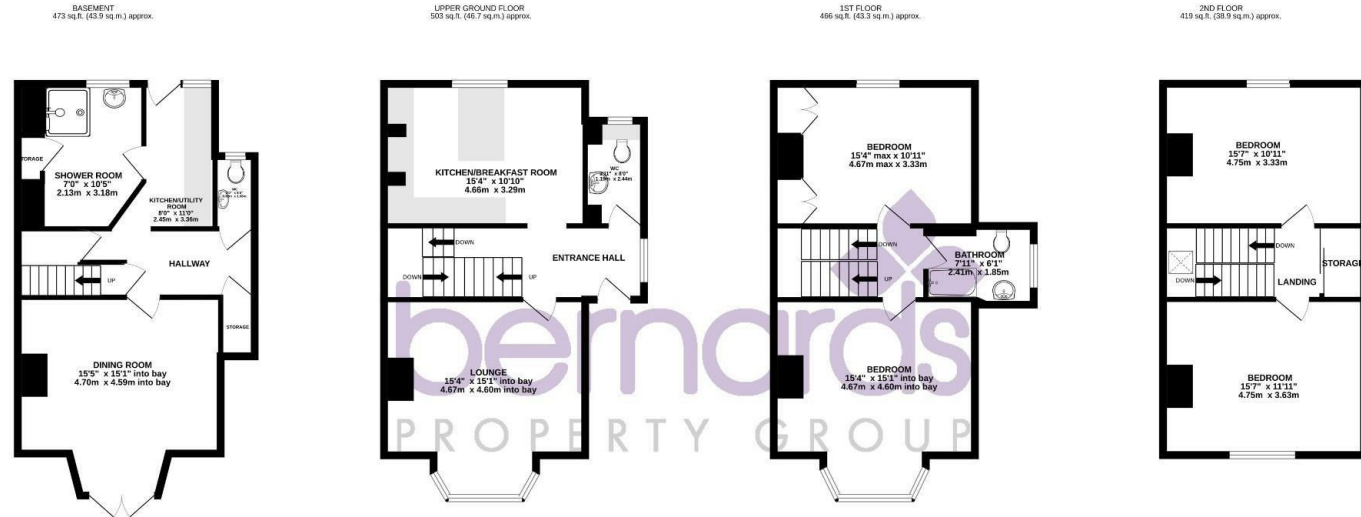




Offers Over £700,000

Duncan Road, Southsea PO5 2QU

bernards
THE ESTATE AGENTS



TOTAL FLOOR AREA : 1861 sq.ft. (172.9 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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HIGHLIGHTS

- ❖ FABULOUS VICTORIAN HOME
- ❖ REQUESTED CENTRAL POSITION
- ❖ PERIOD FEATURES AND MODERN DECOR
- ❖ FOUR BEDROOMS
- ❖ 2 BATHROOMS
- ❖ OFF ROAD PARKING
- ❖ LOW MAINTENANCE GARDEN
- ❖ FLEXIBLE ACCOMMODATION
- ❖ WALKING DISTANCE TO SEAFRONT
- ❖ CALL TO VIEW

**** STUNNING VICTORIAN HOME IN HEART OF SOUTHSEA SET OVER 4 FLOORS ****

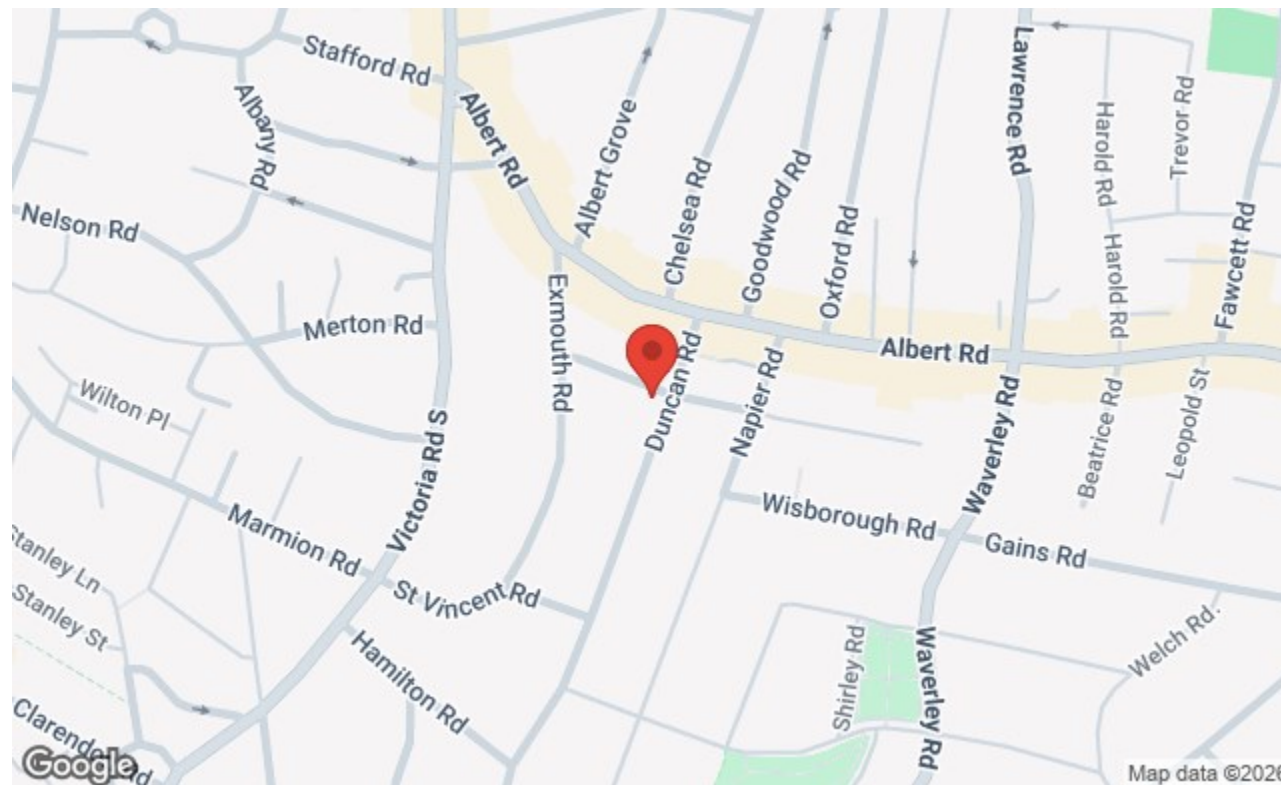
We are delighted to bring to market this exceptional semi-detached residence in Duncan Road. Duncan Lodge offers period features, elegance and charm in abundance whilst being ideally positioned for the vibrant central Southsea scene whilst offering a short distance to the seafront.

Set over 4 floors, this expansive home lends itself to large families to enjoy over many years. The basement level offers either a large dining room or potential for a self contained living space with a large shower room and utility/kitchen space with a sink, hob, oven, integrated fridge, and space for a washing machine, ideal for someone to

have their own space with own entrance from outside.

A stunning lounge adorned with eye catching features is a beautiful place to unwind whilst the characterful kitchen, complete with appliances, has a real 'heart of the home' feel. Over the top 2 floors you will find **FOUR DOUBLE BEDROOMS** as well as a striking family bathroom.

Outside you will find the huge bonus of **OFF ROAD PARKING**, a real rarity in central Southsea. A lovely courtyard garden gives you some outside space to enjoy whilst Albert Road is moments away for the cafes, bars and restaurants that many choose to socialise in. With the seafront close by as well, this is a fantastic opportunity that must be viewed.



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



Call today to arrange a viewing
02392 864 974
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PROPERTY INFORMATION

- BASEMENT LEVEL**
- DINING ROOM**
15'5" x 15'1" (4.70m x 4.60m")
- SHOWER ROOM**
10'5" x 7'0" (3.18m x 2.13m")
- KITCHEN / UTILITY ROOM**
11'0" x 8'0" (3.35m x 2.44m")

- WC**
- UPPER GROUND FLOOR**
- LOUNGE**
15'4" x 15'1" (4.67m x 4.60m")
- KITCHEN / BREAKFAST ROOM**
15'4" x 10'10" (4.67m x 3.30m")

- WC**
- FIRST FLOOR**
- BEDROOM 1**
15'4" x 15'1" (4.67m x 4.60m")
- BEDROOM 2**
15'4" x 10'11" (4.67m x 3.33m")
- FAMILY BATHROOM**
7'11" x 6'1" (2.41m x 1.85m")

- SECOND FLOOR**
- BEDROOM 3**
15'7" x 11'11" (4.75m x 3.63m")
- BEDROOM 4**
15'7" x 10'11" (4.75m x 3.33m")

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 E**
BAND E
- PROPERTY TENURE**
Freehold

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.

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		
(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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