£425,000

St. Ronans Road, Southsea PO4 0PH

bernards
THE ESTATE AGENTS

3 2 1



HIGHLIGHTS

- GATED DEVELOPMENT
- OFF ROAD PARKING FOR UP TO 4 VEHICLES
- 3 BEDROOMS
- ADDITIONAL LOFT ROOM / OFFICE SPACE
- 2 BATHROOMS AND WC
- KITCHEN DINER OVERLOOKING GARDEN
- LARGE CORNER PLOT
- MOMENTS FROM ALBERT ROAD
- IDEAL FAMILY HOME
- CAR PORT

** WELL PRESENTED TOWNHOUSE WITH PARKING IN GATE COMMUNITY IN CENTRAL SOUTHSEA **

We are thrilled to bring to market this exceptional townhouse situated just off Albert Road in central Southsea. Terence Gardens is a small development of homes and this particular property occupies the largest plot as well as having OFF ROAD PARKING FOR UP TO 4 VEHICLES, a real gem in Southsea.

The accommodation is split over 4 floors and offers a lovely kitchen / diner on the ground floor overlooking the rear garden. Over the top floors you will find a cosy lounge, 3 bedrooms, 2 bathrooms and a additional loft room / home office space, ideal for those who work from home.

Outside the property benefits from a nice size rear garden to enjoy when the shines with an additional side garden, ideal for creating an area to grow your own vegetables or a space for little ones to let off steam. To the front you'll find ample parking and a further car port for bike storage or to use as you wish.

The location is fantastic with it being just moments from Albert Road and within a short walk to the seafront. An excellent opportunity to acquire a fantastic property in a convenient location.

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











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PROPERTY INFORMATION

GROUND FLOOR

WC

KITCHEN / BREAKFAST ROOM
13'10" x 13'7" (4.22m" x 4.14m")

FIRST FLOOR

LIVING ROOM
15'1" x 13'7" (4.60m" x 4.14m")

BEDROOM 3
13'7" x 8'10" (4.14m" x 2.69m")

FAMILY BATHROOM

SECOND FLOOR

BEDROOM 1
13'7" x 13'0" (4.14m" x 3.96m")

EN-SUITE SHOWER ROOM

BEDROOM 2
13'7" x 8'10" (4.14m" x 2.69m")

LOFT ROOM / HOME OFFICE
13'7" x 11'10" (4.14m" x 3.61m")

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 D
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

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!

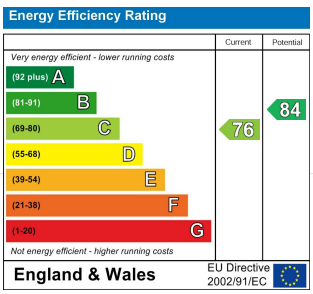
Estate Managment Charge
£400 per annum



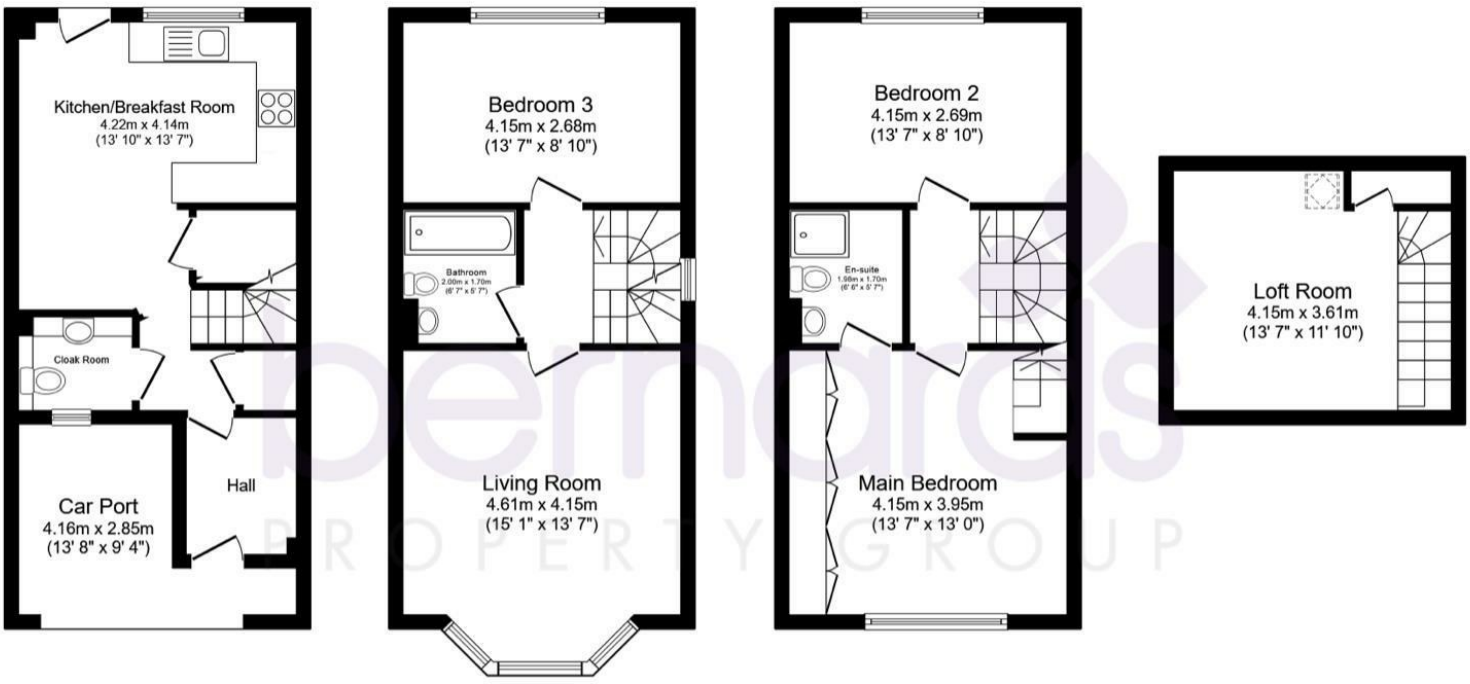






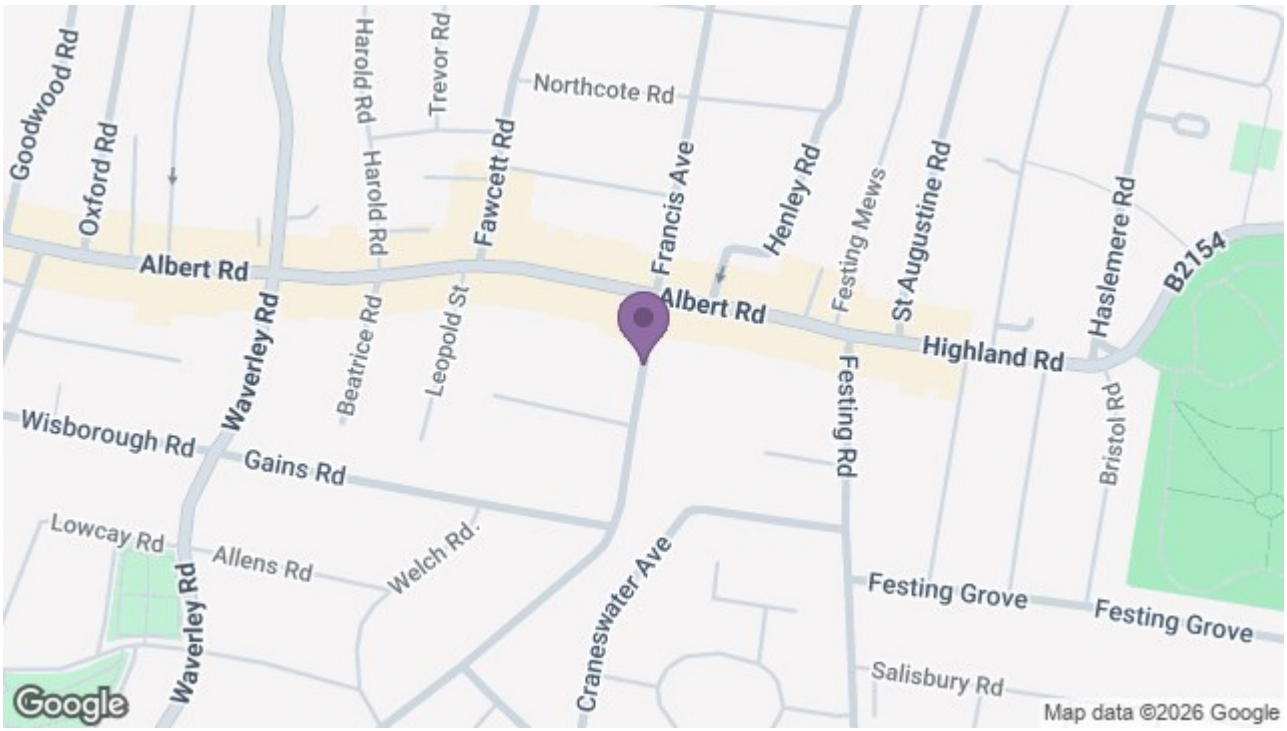


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Total floor area: 127.1 sq.m. (1,368 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



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