Asking Price £325,000

Orchard Road, Southsea PO4 0AD

bernards
THE ESTATE AGENTS

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## HIGHLIGHTS

- IMPRESSIVE FAMILY HOME
- 3 BEDROOMS
- FIRST FLOOR BATHROOM
- FANTASTIC OPEN PLAN KITCHEN
- ACCESSIBLE BASEMENT
- GOOD SIZE LOUNGE
- BAY AND FORECOURT
- SOUTHERLY ASPECT GARDEN
- WELL PRESENTED
- CALL TO VIEW

** IMPRESSIVE SIZE FAMILY HOME WITH FANTASTIC OPEN PLAN KITCHEN ARRANGEMENT **

We are delighted to bring to market this super family home in Orchard Road. Extended over time, the current owners have created a wonderful abode ideal for a couple or young / growing family to enjoy for years to come.

As you step inside you are greeted by a good size lounge which also has access to a large basement, prime to be enhanced into further usable space. The open plan kitchen / diner sitting at the rear of the property is the real heart of the home and is both a sociable and spacious areas for the family to congregate and enjoy. A small lean to adds to the accommodation which leads into a south facing garden.

On the first floor you will find 3 generous bedrooms and a family bathroom. The home is well presented throughout and offers a lovely backdrop in a great location. You have super access to the train station, good schooling, parks close by whilst a short distance down to the seafront. A great opportunity that deserves an internal viewing

Call today to arrange a viewing
02392 864 974
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# PROPERTY INFORMATION

## BASEMENT
large basement area accessed via door from lounge floor

## GROUND FLOOR

## LOUNGE
21'9" x 14'2" (6.63m" x 4.32m")

## KITCHEN DINER
23'9" x 14'2" (7.24m" x 4.32m")

## LEAN TO
8'8" x 6'6" (2.64m" x 1.98m")

## FIRST FLOOR

## BEDROOM 1
14'3" x 12'11" (4.34m" x 3.94m")

## BEDROOM 2
12'6" x 10'0" (3.81m" x 3.05m")

## BEDROOM 3
11'11" x 7'2" (3.63m" x 2.18m")

## BATHROOM
8'2" x 7'4" (2.49m" x 2.24m")

### 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 B
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.

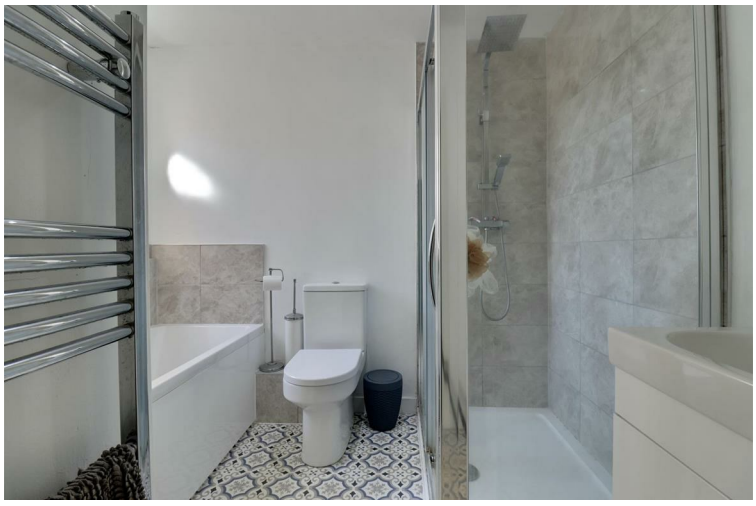
### Solicitor
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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.

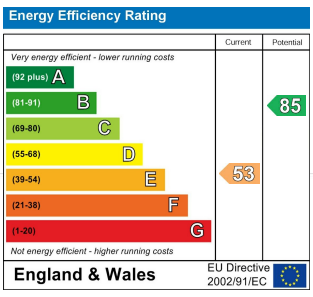
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



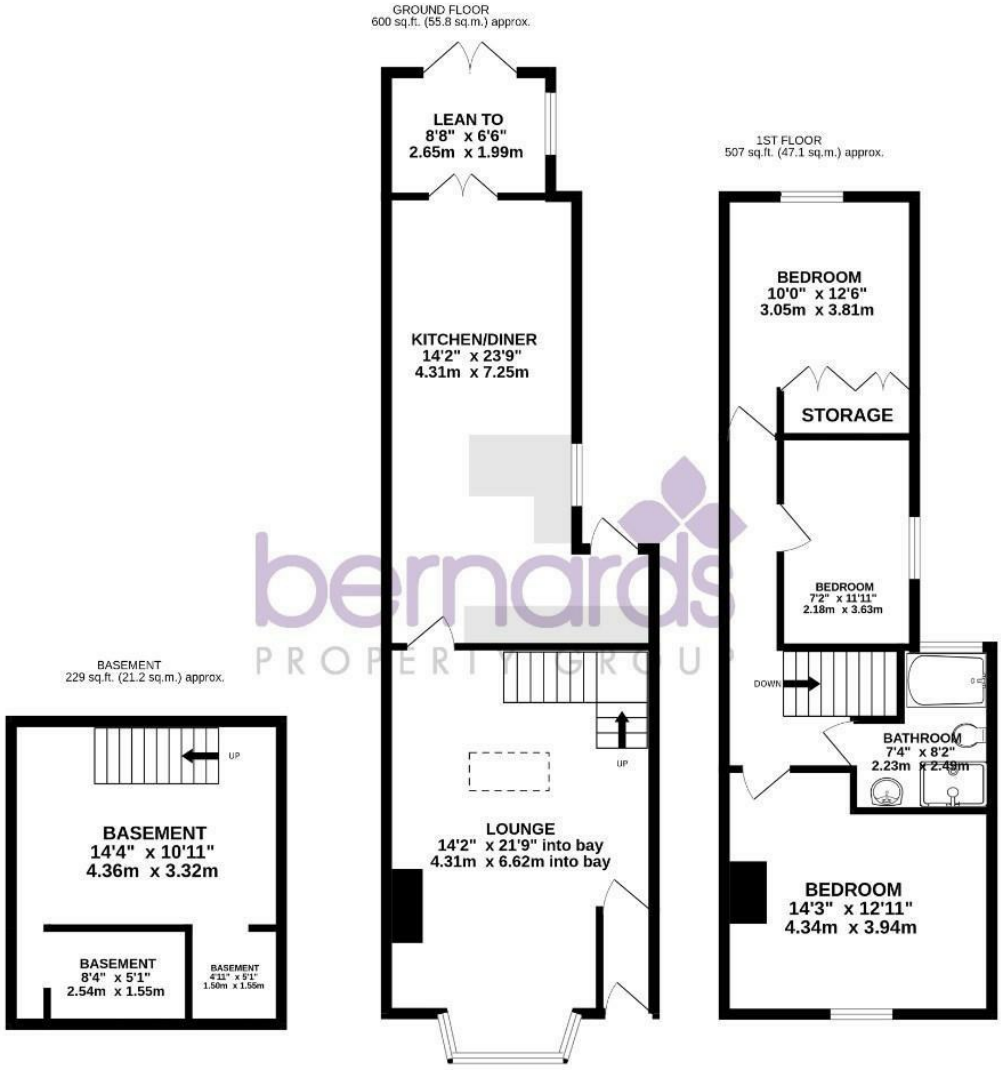


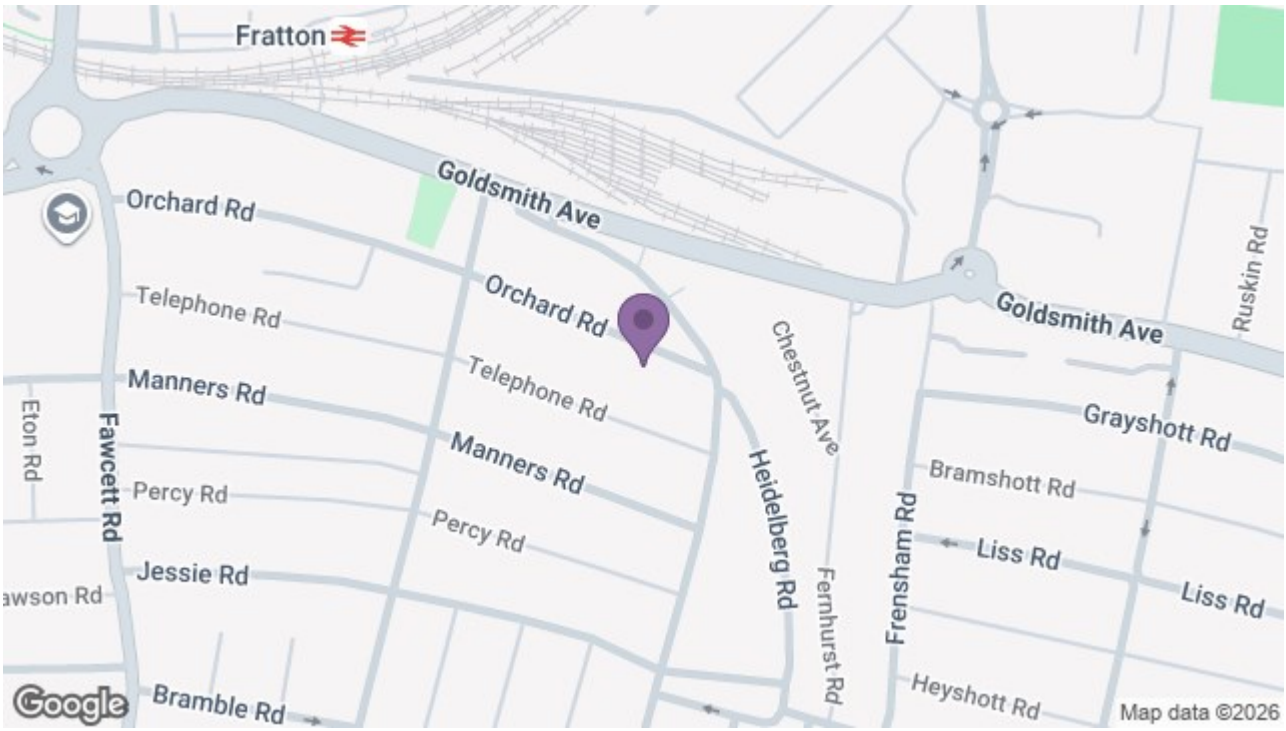







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