£350,000

Reginald Road, Southsea PO4 9HW

3 1 2

HIGHLIGHTS

- STAGGERED TERRACED HOUSE
- OFF ROAD PARKING
- 3 BEDROOMS
- ADDITIONAL LOFT ROOM
- EXTENDED ACCOMMODATION
- IDEAL FAMILY HOME
- REQUESTED LOCATION
- WALKING DISTANCE TO BEACH
- NICE CONDITION THROUGHOUT
- CALL TO VIEW

** WONDERFULLY PRESENTED FAMILY HOME WITH OFF ROAD PARKING IN POPULAR LOCATION **

We are delighted to bring to market this attractive family home in Reginald Road. Offering OFF ROAD PARKING and much more accommodation than you'd expect, this is a great home for a family to grow into over time.

As you enter the home, you'll find an open plan arrangement on the ground floor with a generous lounge / diner that spills into an additional family room. This is a perfect space if you have young ones in tow and want a space for toys and games. A lovely size kitchen only adds to the appeal.

On the first floor you will find 3 bedrooms and a family bathroom with an additional loft room at your disposal to use as you wish. The condition throughout is lovely making this a superb opportunity in a great part of the world.

The location is really popular with it being close to Bransbury Park, convenience stores and local shops on Eastney Road and walking distance through Eastney towards the seafront to enjoy a stroll along as a couple or family. A brilliant home that must be viewed at the earliest opportunity.

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

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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE DINER
22'7" x 12'6" (6.88m" x 3.81m")

FAMILY ROOM
10'11" x 10'4" (3.33m" x 3.15m")

KITCHEN / BREAKFAST ROOM
21'2" x 9'5" (6.45m" x 2.87m")

FIRST FLOOR

BEDROOM 1
12'6" x 12'11" (3.81m" x 3.94m")

BEDROOM 2
10'11" x 9'5" (3.33m" x 2.87m")

BEDROOM 3
8'10" x 8'0" (2.69m" x 2.44m")

BATHROOM
7'8" x 5'6" (2.34m" x 1.68m")

SECOND FLOOR

LOFT ROOM
18'11" x 10'3" (5.77m" x 3.12m")

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 X
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.

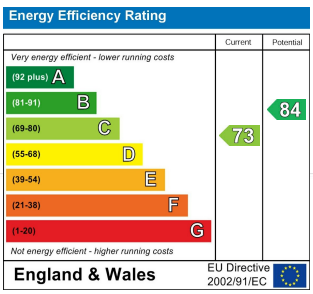
Property Tenure
Freehold

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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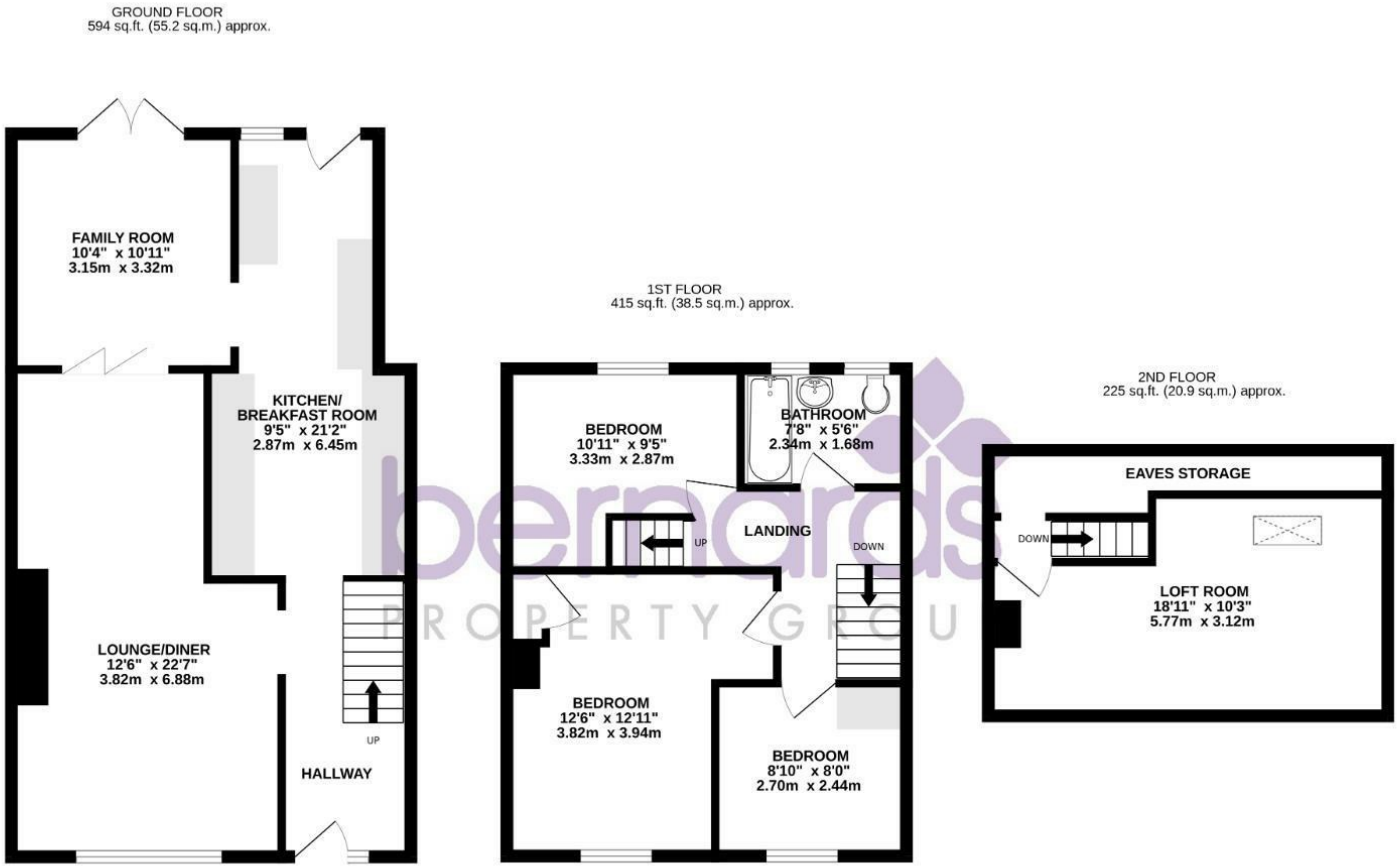

TOTAL FLOOR AREA : 1234 sq.ft. (114.6 sq.m.) approx.

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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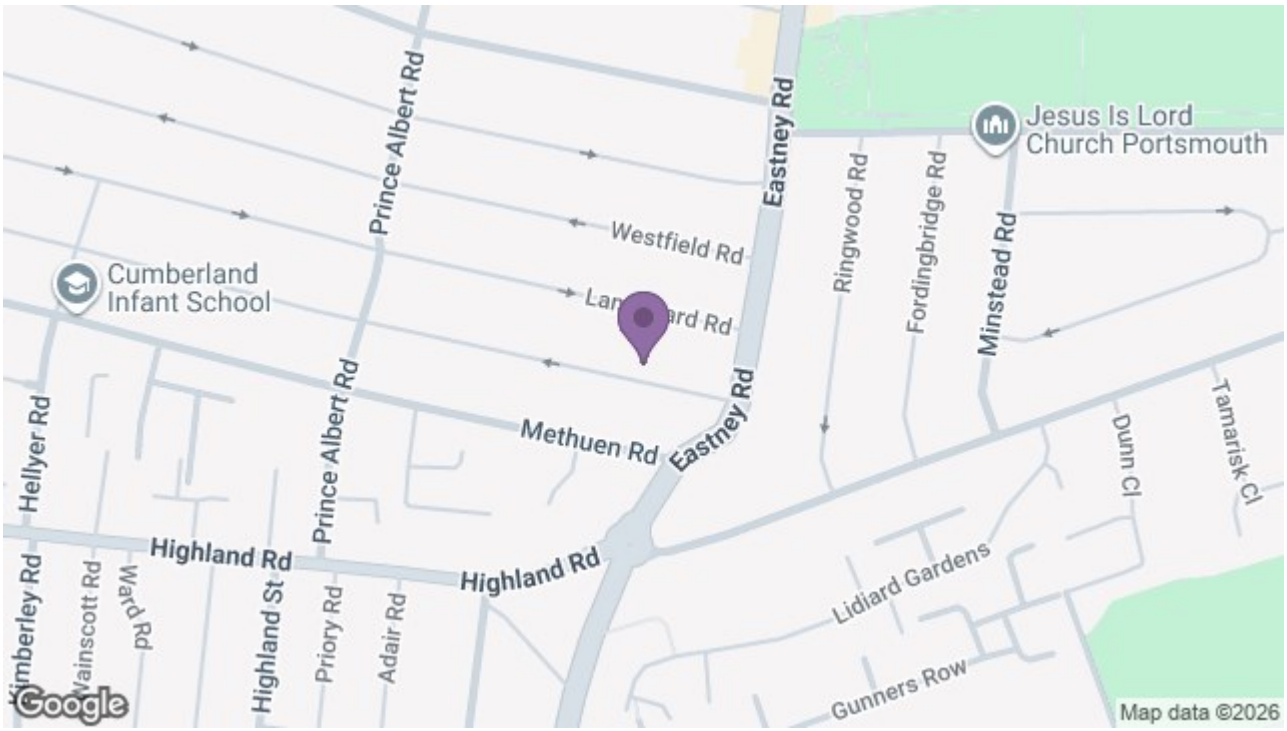

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