£475,000

Poynings Place, Portsmouth PO1 2PB

bernards
THE ESTATE AGENTS

4 2 2



## HIGHLIGHTS

- REQUESTED LOCATION
- TOWNHOUSE
- GARAGE & PARKING
- OVER 3 FLOORS
- 4 BEDROOMS
- 2 RECEPTION ROOMS
- OPTIONAL HOME OFFICE SPACE
- OPPORTUNITY TO MODERNISE
- NO ONWARD CHAIN
- CALL TO VIEW

** SUPERB OPPORTUNITY TO ADD ON STAMP ON OLD PORTSMOUTH TOWNHOUSE WITH GARAGE & PARKING **

We are delighted to offer for sale this large family home in Old Portsmouth. Tucked away in a small development of 15 townhouses, Poynings Place offers a convenient and popular location whilst giving the next lucky owner the opportunity to modernise the property over time.

As you pull up to the property you will find an integral garage with parking in front.

The accommodation is set over 3 floors and has 4 bedrooms, 2 bathrooms, 2 reception rooms, an additional room that can be used as a home office or hobby room and additional WC on the ground floor. There is a small courtyard style garden and the home is offered CHAIN FREE.

The location is superb with it being nestled in a lovely little pocket of the area. You are walking distance to the seafront, the cobbled streets of Old Portsmouth, some great local bars & restaurants as well as Gunwharf Quays. A fabulous opportunity that is sure to attract early interest.

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











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# PROPERTY INFORMATION

## GROUND FLOOR

## INTEGRAL GARAGE
Electric Controlled door

## UTILITY ROOM
12'8" x 8'7" (3.86m" x 2.62m")

## WC

## SHOWER ROOM

## STUDY / HOME OFFICE
12'2" x 7'6" (3.71m" x 2.29m")

## FIRST FLOOR

## LOUNGE
19'1" x 12'2" (5.82m" x 3.71m")

## DINING ROOM
10'2 x 14'1" into bay (3.10m x 4.29m" into bay )

## KITCHEN
8'8" x 11'5" (2.64m" x 3.48m")

## SECOND FLOOR

## BEDROOM 1
11'5" x 10'2" (3.48m" x 3.10m")

## BEDROOM 2
12'2" x 9'10" (3.71m" x 3.00m")

## BEDROOM 3
11'5" x 8'8" (3.48m" x 2.64m")

## BEDROOM 4
9'6" x 9'0" (2.90m" x 2.74m")

## BATHROOM
8'0" x 6'1" (2.44m" x 1.85m")

## WC

### 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
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.

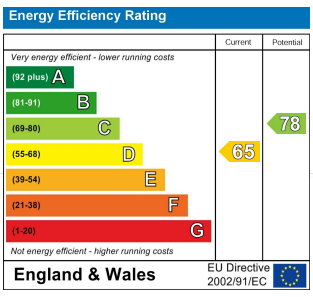
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!









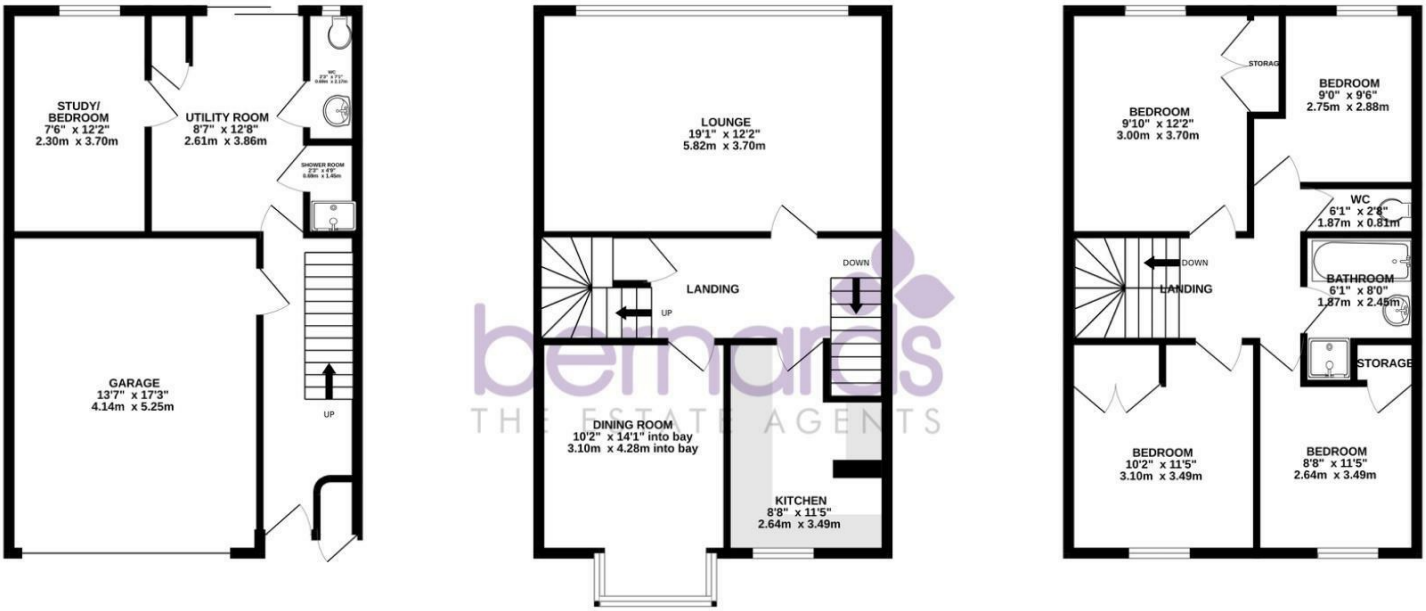



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GROUND FLOOR
548 sq.ft. (50.9 sq.m.) approx.

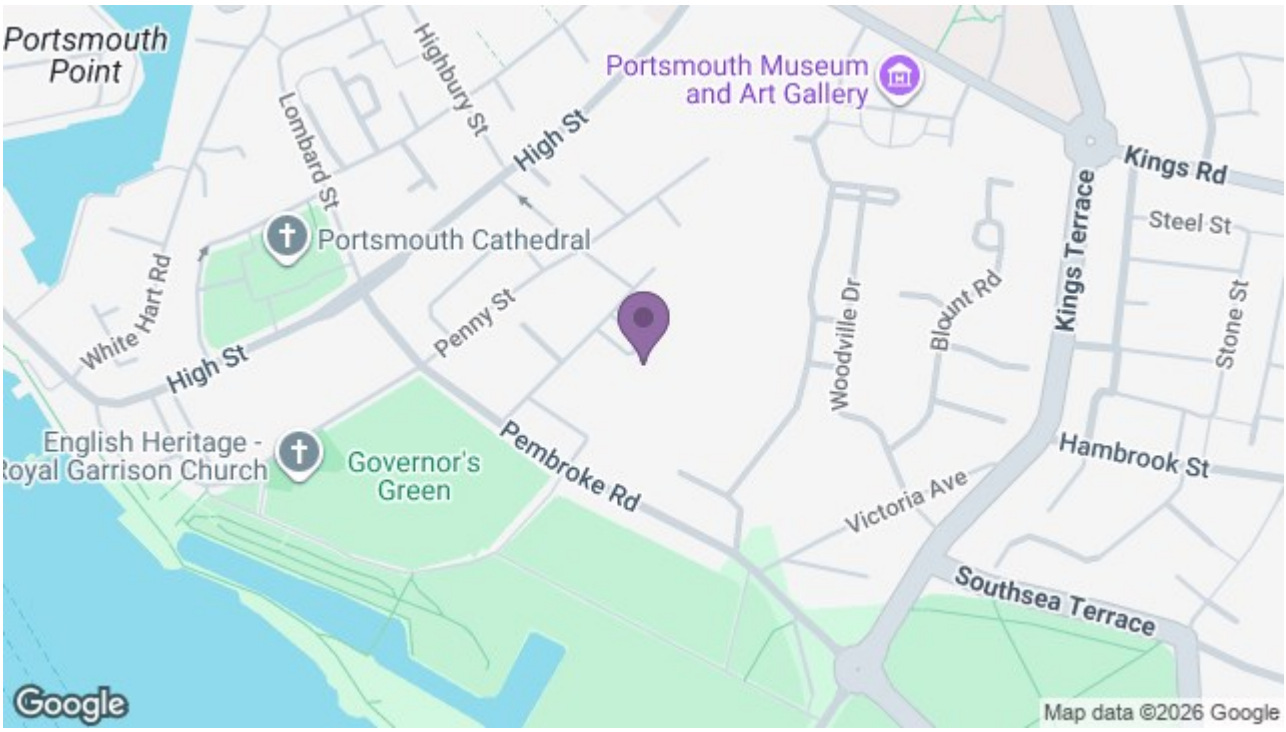
1ST FLOOR
567 sq.ft. (52.6 sq.m.) approx.

2ND FLOOR
553 sq.ft. (51.4 sq.m.) approx.




TOTAL FLOOR AREA : 1668 sq.ft. (155.0 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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