Offers Over £325,000

Britannia Road North, Southsea PO5 1SL

bernards
THE ESTATE AGENTS

3 1 3

## HIGHLIGHTS

- LARGE SOUTHSEA HOME
- PERIOD FEATURES
- 3 DOUBLE BEDROOMS
- 3 RECEPTION ROOMS
- FIRST FLOOR BATHROOM
- NO ONWARD CHAIN
- CHANCE TO ADD OWN STAMP
- CLOSE TO STATION
- IDEAL FAMILY RESIDENCE
- CALL TO VIEW

** LARGE FAMILY HOME OFFERED WITH NO ONWARD CHAIN WITHIN WALKING DISTANCE OF STATION **

We are thrilled to bring to market this deceptively large family home in a highly convenient central location. Offering THREE DOUBLE BEDROOMS as well as THREE RECEPTION ROOMS, this home is ideal for a family to enjoy for years to come.

Adorned with original features, the layout downstairs offers a formal lounge, dining room, additional room that could a family room or work from home space, as well as a further lean to for storage. The kitchen sits at the rear overlooking the garden.

On the first floor you will find 3 bedrooms, all generous in size, as well as a family bathroom and additional WC. With no onward chain, this is a great opportunity that is likely to grab the attention of many a buyer with it's proximity to central areas.

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

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# PROPERTY INFORMATION

## GROUND FLOOR

### RECEPTION ROOM 1
16'7" x 10'11" (5.05m" x 3.33m")

### RECEPTION ROOM 2
12'0" x 8'11" (3.66m" x 2.72m")

### LEAN TO

### RECEPTION ROOM 3
12'11" x 9'8" (3.94m" x 2.95m")

### KITCHEN
10'11" x 9'6" (3.33m" x 2.90m")

## FIRST FLOOR

### BEDROOM 1
16'0" x 14'9" max (4.88m" x 4.50m" max )

### BEDROOM 2
11'10" x 8'11" (3.61m" x 2.72m")

### BEDROOM 3
11'2" x 9'7" (3.40m" x 2.92m")

### BATHROOM
10'1" x 6'7" (3.07m" x 2.01m")

### ADDITIONAL 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 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.

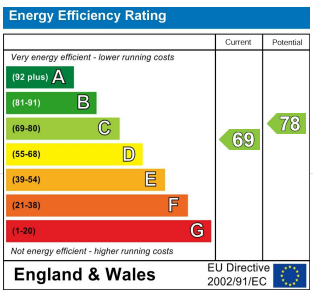
### Property Tenure
Freehold

### 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.

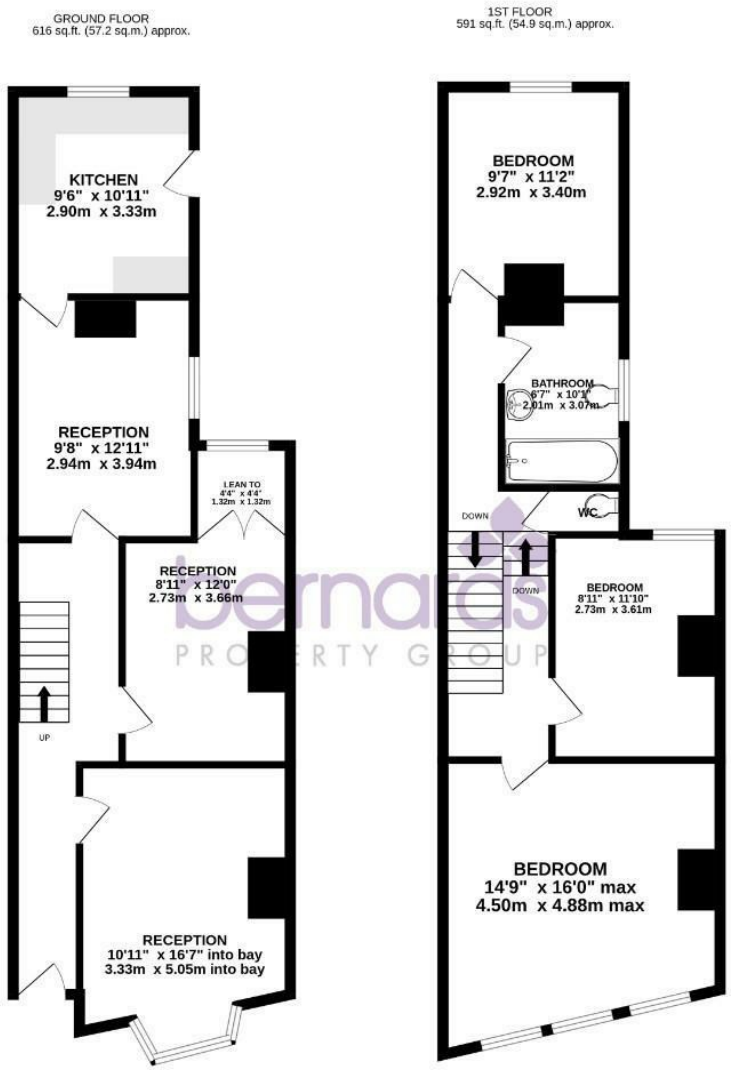
### Solicitor
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that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

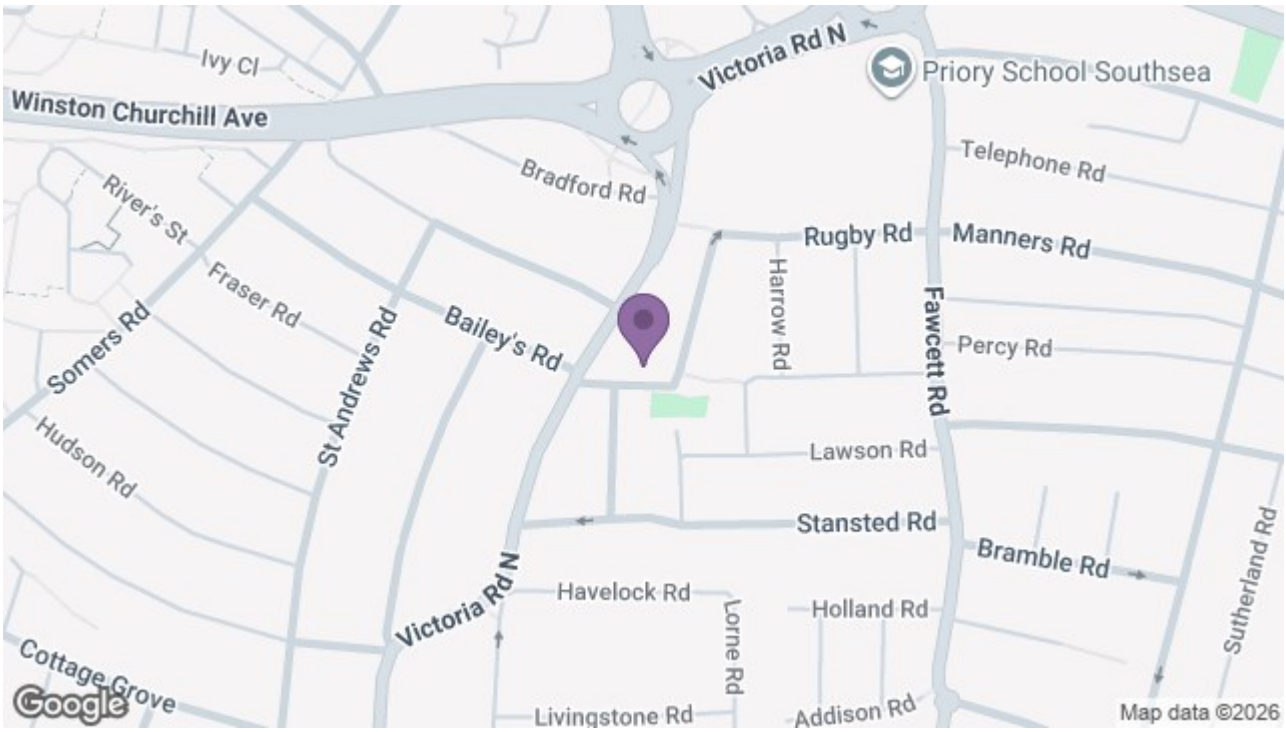
### Bernards Mortgage & Protection
We have a team of advisors covering all our offices, offering a comprehensive range of mortgages from across the market and various protection products from a panel of lending insurers. Our fee is competitively priced, and we can help advise and arrange mortgages and 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!




Scan here to see all our properties for sale and rent

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