£325,000

Francis Avenue, Southsea PO4 0HL

bernards
THE ESTATE AGENTS

3 2 1



HIGHLIGHTS

- END OF TERRACE HOUSE
- 3 BEDROOMS
- 2 BATHROOMS
- GOOD SIZE GARDEN
- LARGE RECEPTION ROOM
- SOCIABLE KITCHEN DINER
- DOWNSTAIRS WC
- GREAT FAMILY HOME
- CLOSE TO ALBERT ROAD
- CALL TO VIEW

** DECEPTIVELY SIZED FAMILY HOME JUST MOMENTS FROM ALBERT ROAD **

We are thrilled to bring to market this good size family home situated in Francis Avenue. Offering flexible and generous accommodation, this property is great for you and growing families to enjoy for years to come.

The accommodation comprises a large lounge, great kitchen diner, downstairs WC, first floor bathroom, 3 bedrooms and an en-suite shower to Bedroom 1. There is a low maintenance rear garden with additional social space to enjoy when the weather allows.

The location is great with it being tucked just off Albert Road, walking distance to the seafront and good schooling close by. A great home that is well worth an internal inspection.

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











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PROPERTY INFORMATION

GROUND FLOOR

ENTRANCE HALL
11'10" x 6'10" (3.61m" x 2.08m")

LOUNGE
20'2" x 11'8" (6.15m" x 3.56m")

WC

KITCHEN / DINER
19'7" x 7'11" (5.97m" x 2.41m")

FIRST FLOOR

BEDROOM 1
12'11" x 8'8" (3.94m" x 2.64m")

EN-SUITE SHOWER

BEDROOM 2
10'3" x 8'7" (3.12m" x 2.62m")

BEDROOM 3
9'3" x 7'11" (2.82m" x 2.41m")

BATHROOM
5'7" x 4'10" (1.70m" x 1.47m")

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.

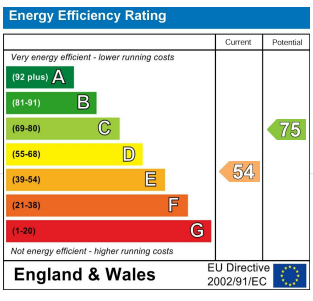
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



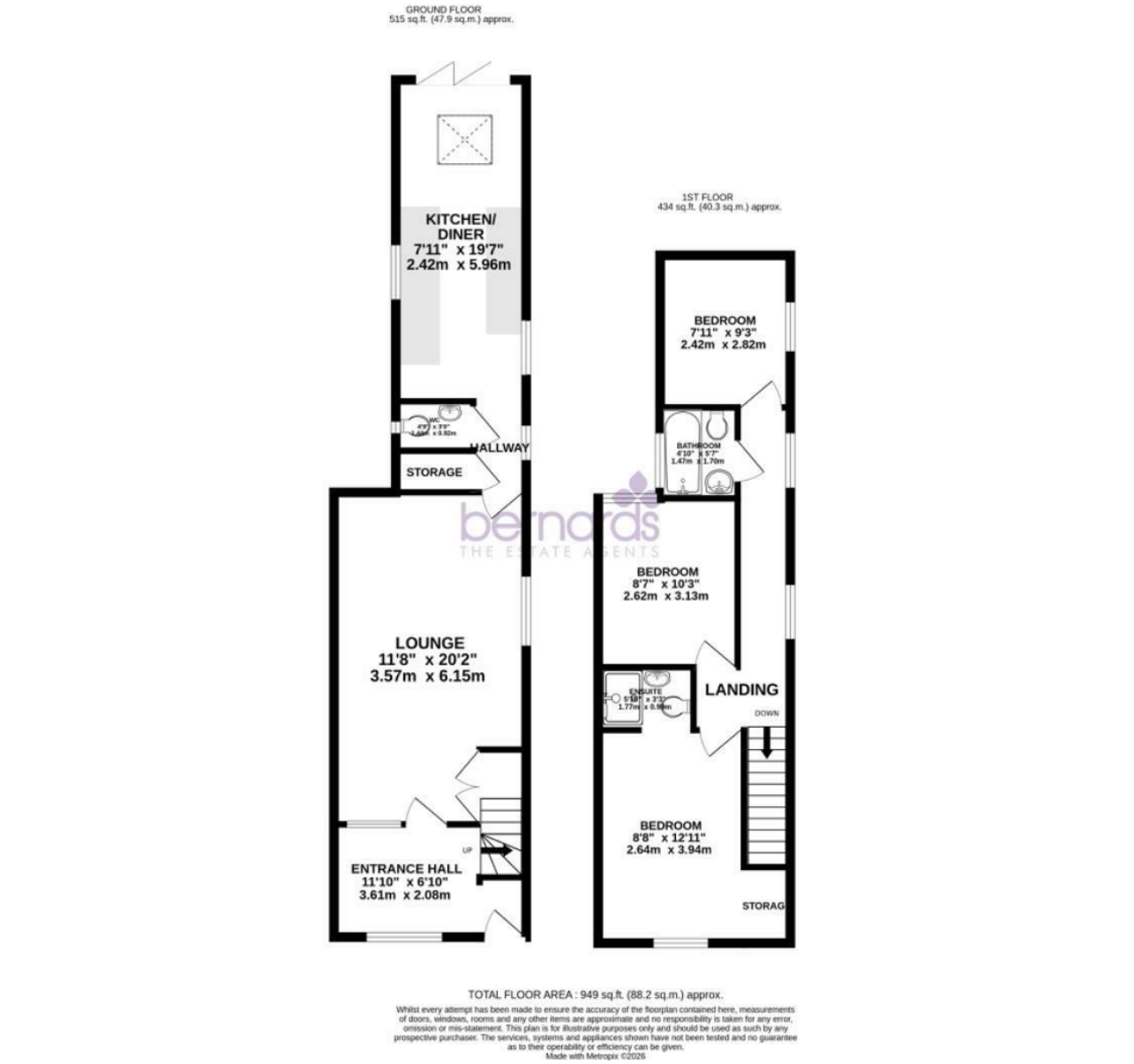


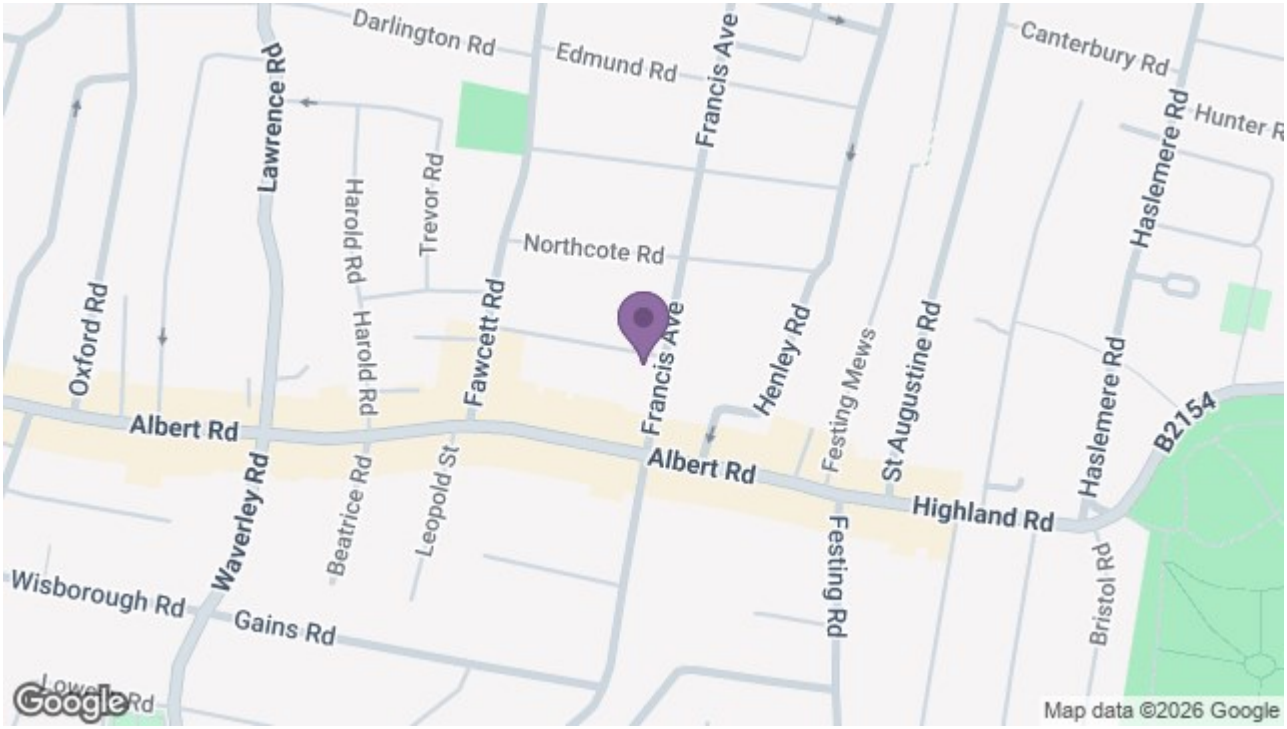






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