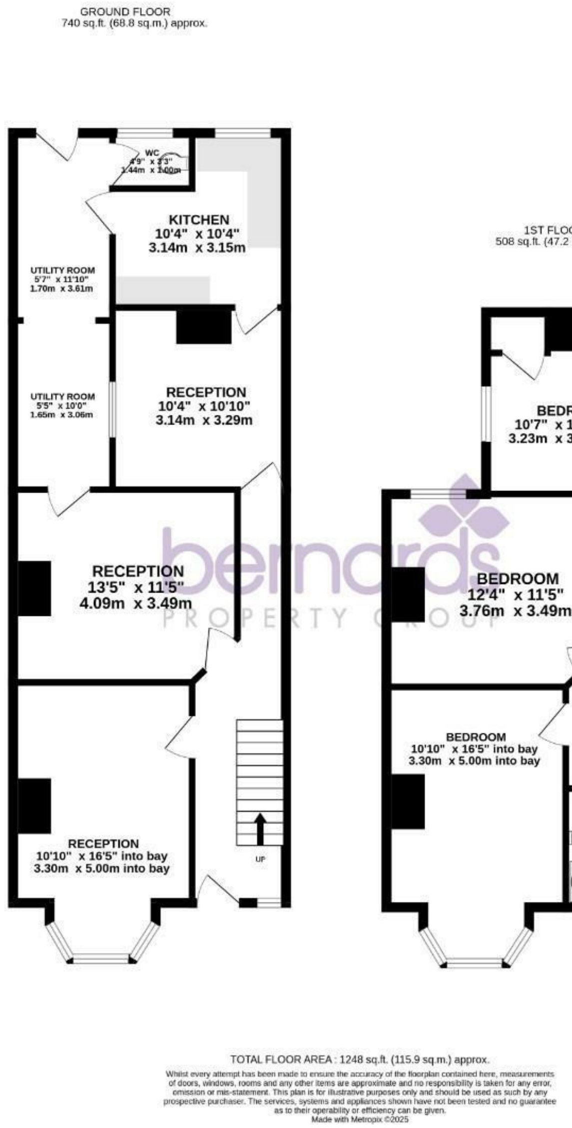
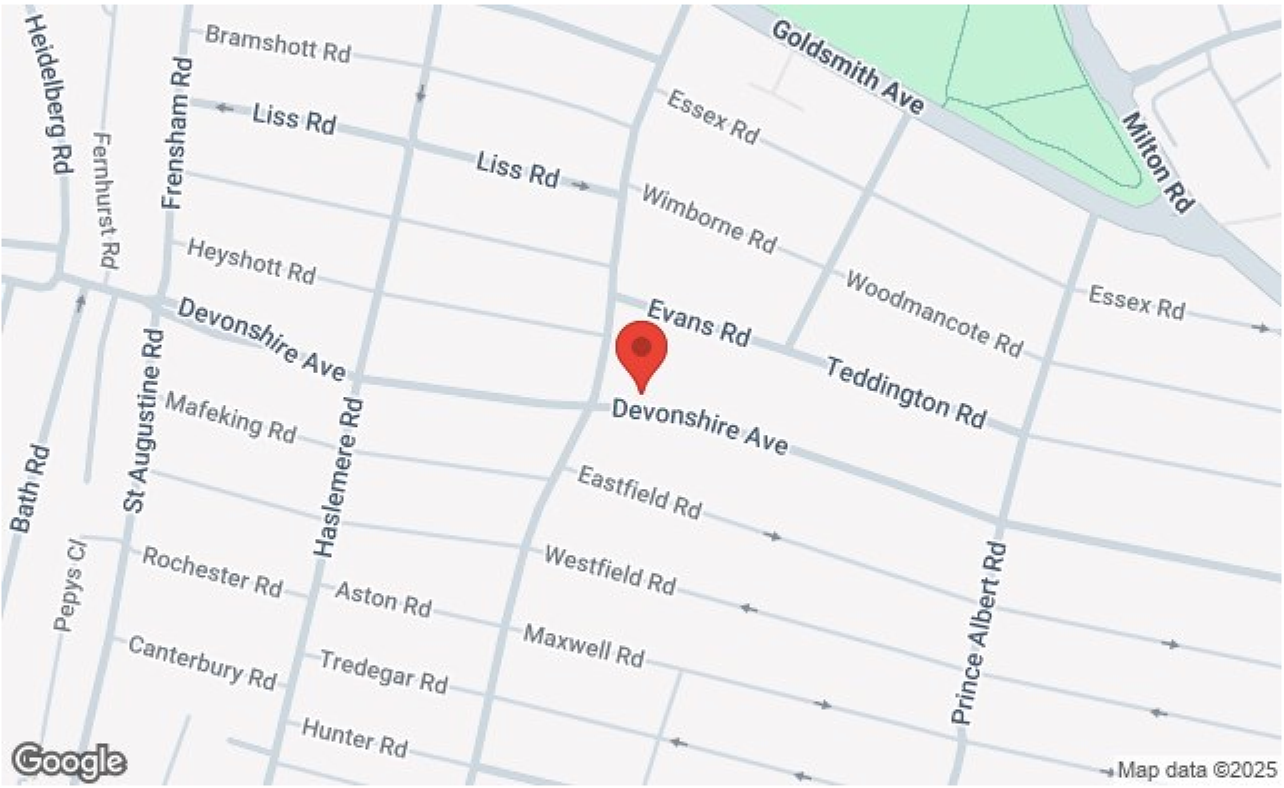




FOR SALE

Guide Price £425,000

Devonshire Avenue, Southsea PO4 9ED

bernards
THE ESTATE AGENTS

3 1 3

HIGHLIGHTS

- LARGE SOUTHSEA HOME
- NO ONWARD CHAIN
- 3 BEDROOMS
- 3 RECEPTIONS ROOMS
- FLEXIBLE ACCOMODATION
- REQUESTED LOCATION
- ORIGINAL FEATURES
- BATHROOM & WET ROOM
- IDEAL FAMILY HOME
- CALL TO VIEW

** IMPRESSIVE FAMILY HOME SITUATED ON POPULAR ROAD OFFERED WITH NO ONWARD CHAIN **

We are delighted to offer for sale this large Southsea residence situated on Devonshire Avenue. Offered with no onward chain, this property is ideal for a growing family looking for something a bit larger than the average property with an extended ground floor layout.

Downstairs you will find THREE reception rooms offering real flexibility in how you set up the home. This is ideal if in addition to the traditional lounge & dining areas you need somewhere to work from home or provide children with their own play space.

A utility room compliments the well equipped kitchen whilst a wet room completes the ground floor accommodation. On the first floor you will find 3 generous bedrooms and a family bathroom whilst a reasonable size garden is also on hand to enjoy when the sun shines.

The location is highly requested with it being a tree lined road, centrally located yet close to local amenities and a short distance from the beach. This is a great opportunity that is likely to grab the attention of many.

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

8 Clarendon Road, Southsea, Hampshire, PO5 2EE
t: 02392 864 974

PROPERTY INFORMATION

GROUND FLOOR

RECEPTION ROOM 1

RECEPTION ROOM 2

RECEPTION ROOM 3

UTILITY ROOM

KITCHEN

WET ROOM

FIRST FLOOR

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

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 C

BAND C

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.

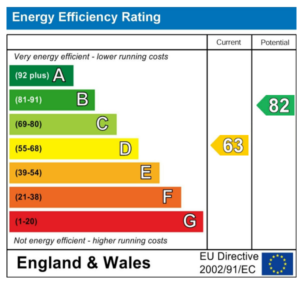
SOLICITOR

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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Call today to arrange a viewing

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