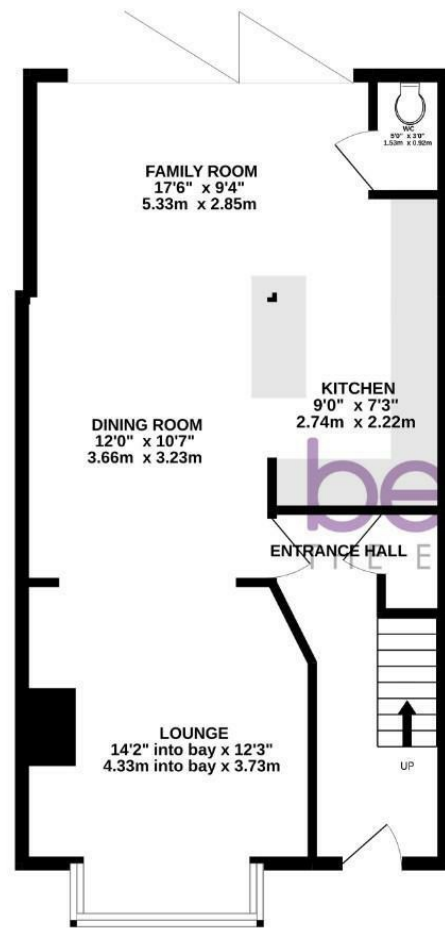
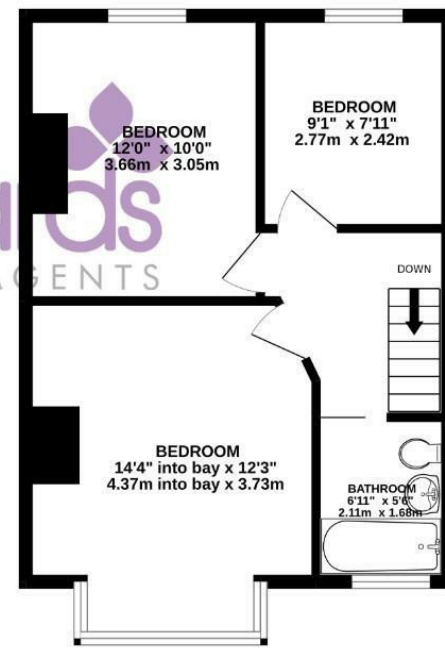


GROUND FLOOR  
600 sq.ft. (55.7 sq.m.) approx.

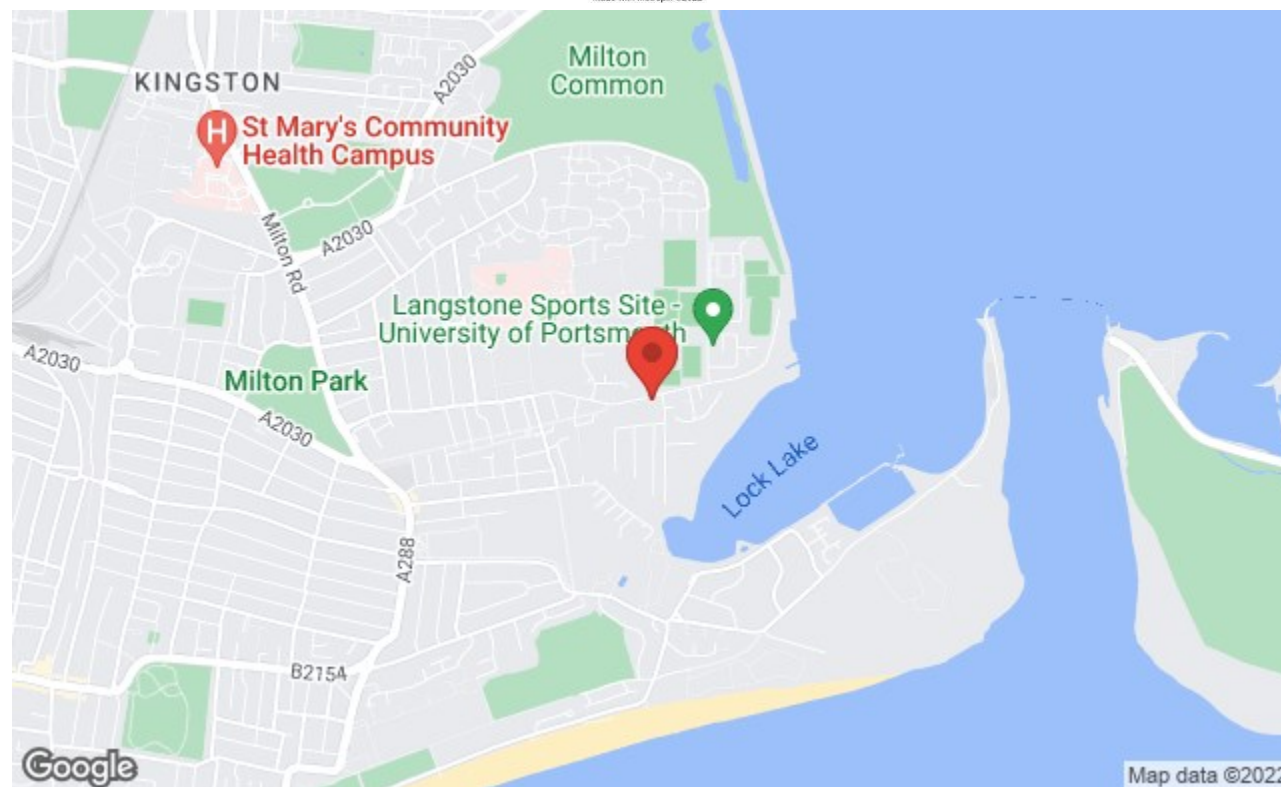


1ST FLOOR  
430 sq.ft. (40.0 sq.m.) approx.



TOTAL FLOOR AREA: 1030 sq.ft. (95.7 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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8 Clarendon Road, Southsea, Hampshire, PO5 2EE  
t: 02392 864 974



Offers Over £400,000

Locksway Road, Southsea PO4 8LF



## HIGHLIGHTS

- ❖ THREE BEDROOMS
- ❖ END-OF-TERRACE
- ❖ FULLY REFURBISHED
- ❖ THREE RECEPTION ROOMS
- ❖ OPEN PLAN
- ❖ OVERLOOKING FIELDS
- ❖ IDEAL FOR FAMILIES
- ❖ SOUTH FACING GARDEN
- ❖ DOUBLE BAY AND FORECOURT
- ❖ A MUST VIEW

\*\*\*BEAUTIFUL THREE BEDROOM END-OF-TERRACE\*\*\*

We are delighted to welcome to the sales market this beautiful three bedroom end-of-terrace property on the highly desired Locksway Road in Eastney

The size and finish on offer must be seen on this property as it provides excellent space and a versatile layout for a family and having been modernised it is ready for a new family to enjoy.

The entrance hall is a large open space, with a beautiful staircase, with access into the lounge, which itself opens into the dining room, giving ample space for family living. The dining area then is also open

plan to the beautiful kitchen/breakfast room, which has bi-folding doors onto the garden. The ground floor is completed by w.c

The rear south facing garden is a under final refurbishment and will be laid to a lawn and patio

Moving to the first floor, the property has three bedrooms all of which are flooded with natural light.

The property is completed by the three-piece family bathroom, which is accessed off the landing.

Combining its size, location and finish, we strongly recommend booking an early viewing to avoid disappointment.

Call today to arrange a viewing

02392 864 974

www.bernardsestates.co.uk



# PROPERTY INFORMATION

## LOUNGE

12'3" x 14'3" into bay (3.73m x 4.34m into bay)

## DINING ROOM

10'7" x 12' (3.23m x 3.66m)

## KITCHEN

7'3" x 9' (2.21m x 2.74m)

## FAMILY ROOM

17'6" x 9'4" (5.33m x 2.84m)

## W.C

5' x 3' (1.52m x 0.91m)

## BEDROOM ONE

12'3" x 14'4" into bay (3.73m x 4.37m into bay)

## BEDROOM TWO

10' x 12' (3.05m x 3.66m)

## BEDROOM THREE

9'1" x 7'11" (2.77m x 2.41m)

## BATHROOM

5'6" x 6'11" (1.68m x 2.11m)

## 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

## 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!

## COUNCIL TAX BAND C

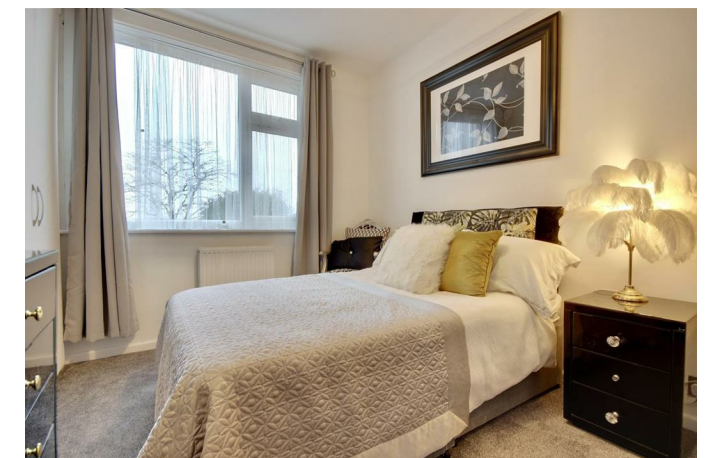
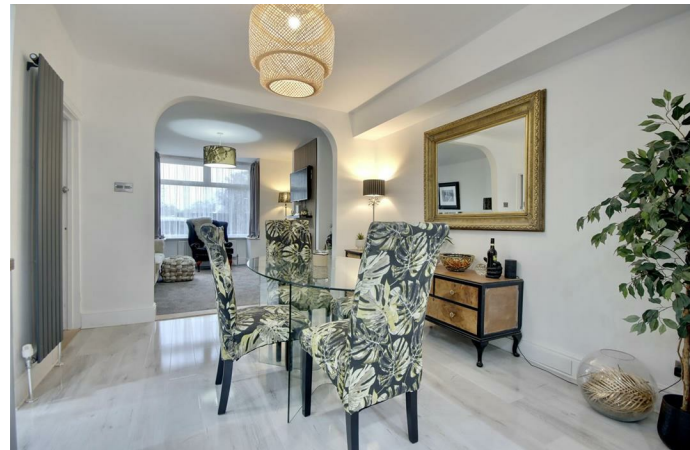
**OFFER CHECK PROCEDURE** - If you are considering making an offer for this or any other property we are marketing, please make early contact with your local office to enable us to verify your buying position. Our Sellers expect us to report on a Buyer's proceedability whenever we submit an offer. Thank you.

## 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.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) <b>A</b>	82
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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