

£300,000

Bonchurch Road, Southsea PO4 8RY

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ LARGE TERRACED HOUSE
- ❖ GENEROUS ACCOMMODATION
- ❖ RECENTLY UPDATED
- ❖ 3 BEDROOMS
- ❖ 2 BATHROOMS
- ❖ GOOD SIZE GARDEN
- ❖ NO ONWARD CHAIN
- ❖ PARK & SCHOOLS CLOSE BY
- ❖ IDEAL FAMILY HOME
- ❖ CALL TO VIEW

****THREE BEDROOM FAMILY HOME OFFERED
CHAIN FREE IN REQUESTED MILTON
LOCATION****

We are delighted to bring to market this three bedroom family home in Bonchurch Road, Milton. This property offers a large amount of space with the opportunity for any new owner to really put their mark on a home.

On the ground floor you have a good size living room to the front, which offers a place to chill after a long days work. An additional reception can be used as a dining area or family room with a galley style kitchen to the side. An extra room at the back can be used as you wish whilst you will find a family bathroom at the rear.

Upstairs you have three generous bedrooms, top of most families list when moving, giving the extra space needed. A shower room completes the accommodation on offer. Outside you will find a good size garden. The home has recently been decorated throughout with fresh carpets laid as well.

The location of this home is great with schools close by, a short walk to Milton park and access to central Southsea areas as well as the seafront. An early viewing is advised.

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





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PROPERTY INFORMATION

GROUND FLOOR

LOUNGE

11'5" x 14'0" (3.49 x 4.27)

DINING ROOM

9'7" x 12'2" (2.94 x 3.73)

KITCHEN

8'3" x 15'3" (2.54 x 4.67)

CONSERVATORY

12'7" x 5'3" (3.86 x 1.61)

BATHROOM

5'1" x 6'5" (1.57 x 1.96)

FIRST FLOOR

BEDROOM 1

11'6" x 11'3" (3.51 x 3.45)

BEDROOM 2

9'8" x 12'4" (2.97 x 3.76)

BEDROOM 3

6'9" x 15'3" (2.08 x 4.67)

SHOWER ROOM

5'0" x 5'0" (1.53 x 1.53)

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

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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.

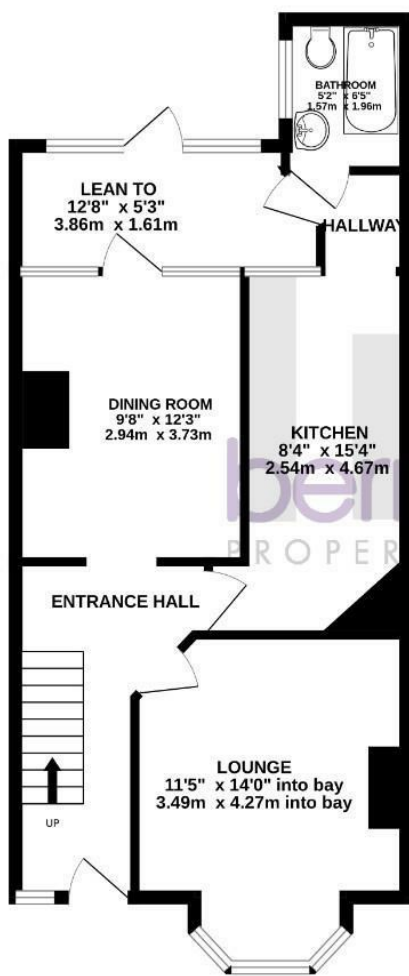
Bernards Mortgage & Protection

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.

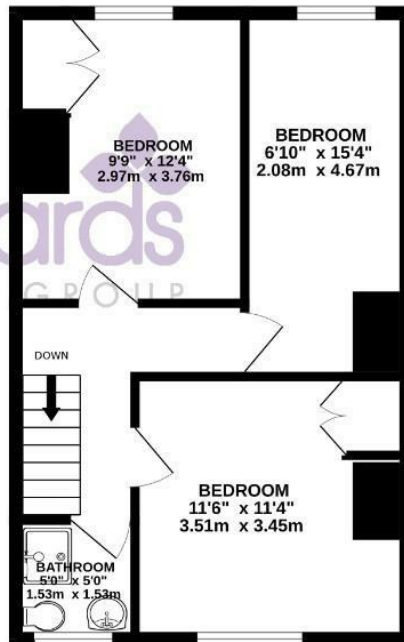
If you're looking for advice on borrowing power, what interest rates you are eligible for, submitting an agreement in principle, placing the full mortgage application, and ways to protect your health, home, and income, look no further!



GROUND FLOOR
550 sq.ft. (51.1 sq.m.) approx.

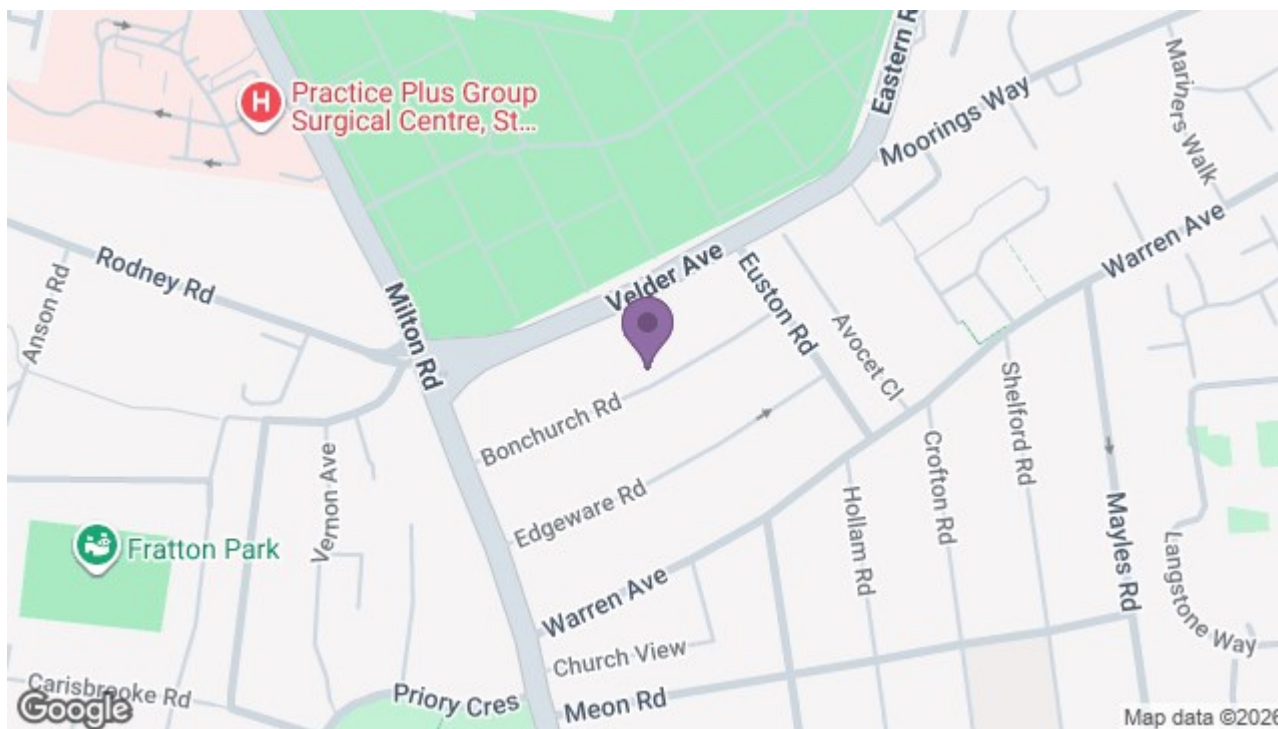


1ST FLOOR
415 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 965 sq.ft. (89.7 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

