

PROPERTY INFORMATION

PORCH
6'5" x 4'3" (1.98 x 1.31)

HALLWAY

WC

LOUNGE
12'9" x 16'0" (3.89 x 4.88)

KITCHEN / DINER
19'4" x 26'10" (5.91 x 8.18)

BEDROOM ONE
12'7" x 15'8" (3.84 x 4.80)

SHOWER ROOM
6'5" x 7'6" (1.98 x 2.30)

BEDROOM TWO
10'5" x 12'9" (3.19 x 3.89)

BATHROOM

BEDROOM THREE
8'7" x 14'0" (2.64 x 4.27)

OUTBUILDING
25'11" x 6'6" (7.92 x 2.00)

ANTI MONEY LAUNDERING

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 OFFER CHECK PROCEDURE

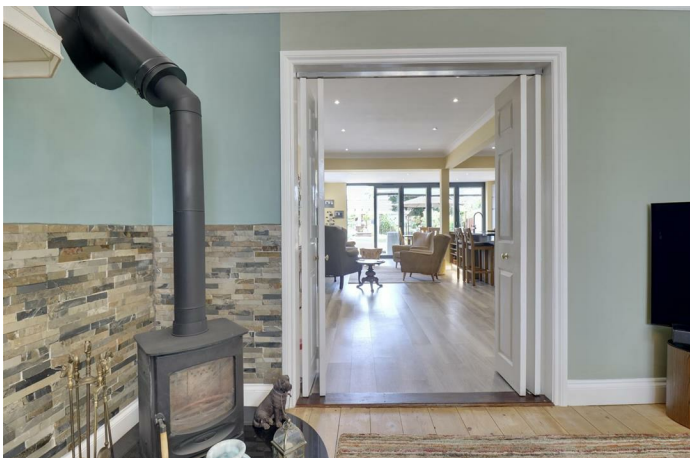
If you are considering making an offer for this or any other

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.

SOLICITOR/ CONVEYANCING

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.

FREE/LEASE
Freehold



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



Call today to arrange a viewing
02392 728 091
www.bernardsestates.co.uk

