

FOR SALE

£365,000

Chelmsford Road, Portsmouth PO2 0QE

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ GARAGE WITH OFF ROAD PARKING
- ❖ SPACIOUS LOUNGE
- ❖ LARGE KITCHEN
- ❖ HOME STUDY
- ❖ UPSTAIRS BATHROOM
- ❖ DOWNSTAIRS TOILET
- ❖ EAST FACING GARDEN
- SOUGHT AFTER AREA

Nestled in the desirable Chelmsford Road, this charming three bedroom end of terrace house offers a perfect blend of comfort and style. Upon entering, you are greeted by two reception rooms, ideal for both relaxation and home office space. The well-presented interiors create a warm and inviting atmosphere throughout the home.

The large kitchen is a standout feature, providing ample space for culinary adventures and family gatherings. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space for guests or a home

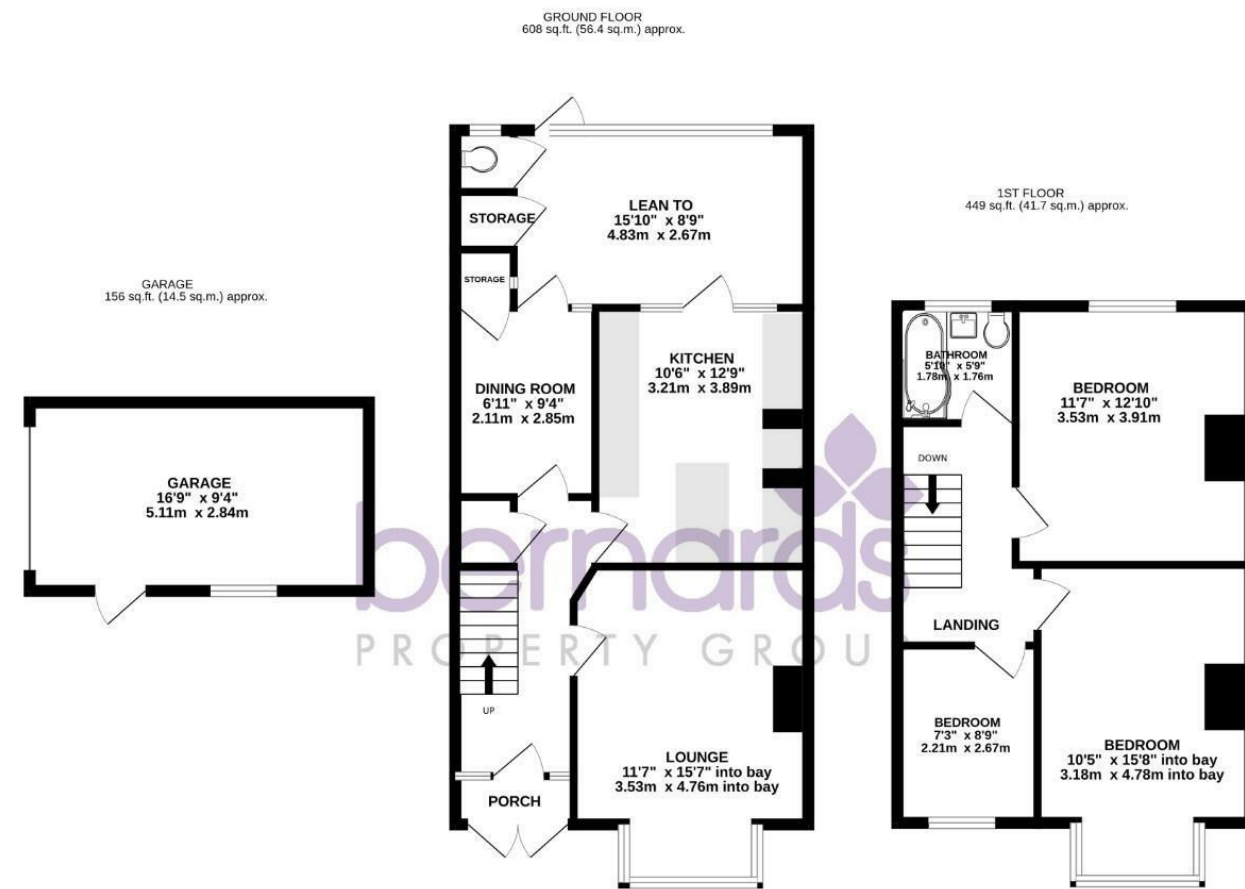
office. This property also comes with a garage to the rear with off road parking which is a rare and sought after feature in this location.

The location is highly sought after, offering convenient access to local amenities, schools, and transport links, making it an ideal choice for both first-time buyers and those looking to settle in a vibrant community. This delightful house is ready to welcome its new owners, providing a wonderful opportunity to create lasting memories in a lovely home.

Call today to arrange a viewing

02392 728090

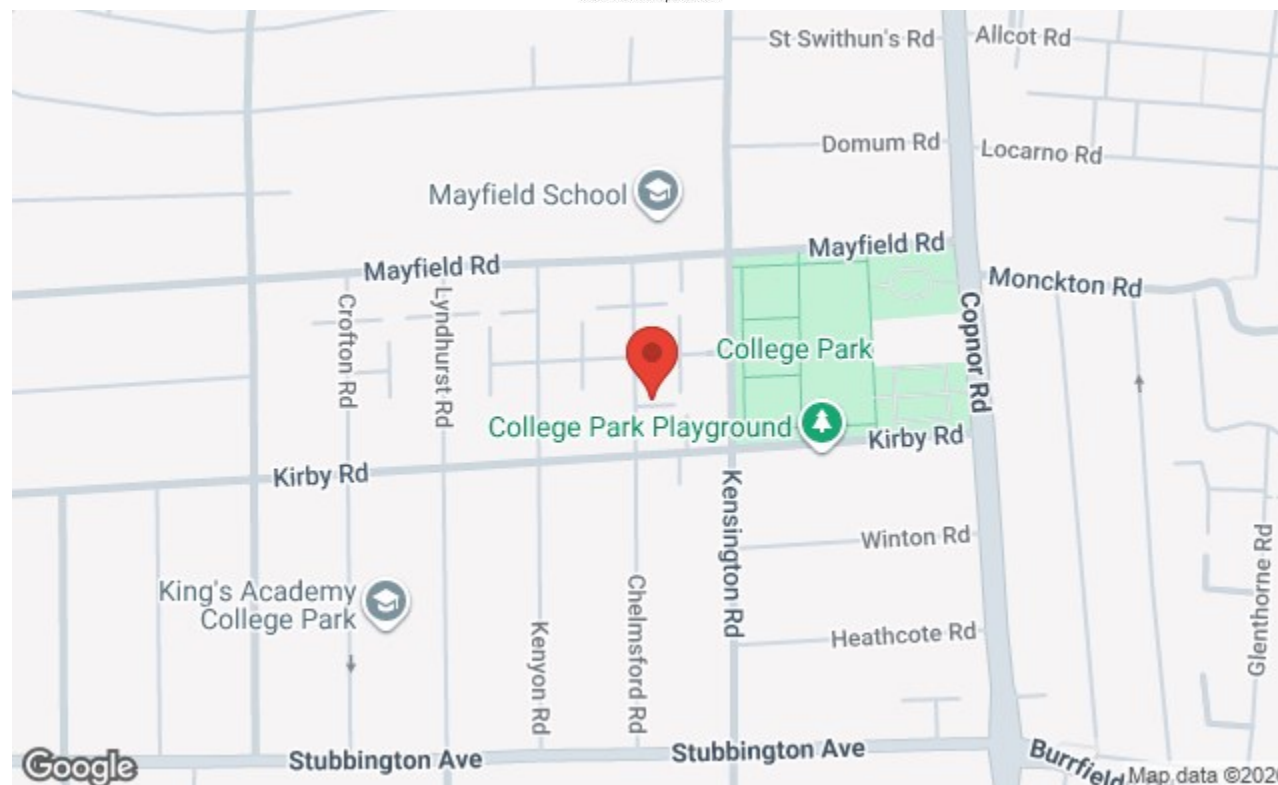
www.bernardsestates.co.uk



TOTAL FLOOR AREA : 1213 sq.ft. (112.7 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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PROPERTY INFORMATION

- PORCH
- ENTRANCE HALL
- LOUNGE
15'7" x 11'6" (4.76 x 3.53)
- DINING ROOM
9'4" x 6'11" (2.85 x 2.11)
- KITCHEN
12'9" x 10'6" (3.89 x 3.21)
- LEAN TO
15'10" x 8'9" (4.83 x 2.67)
- DOWNSTAIRS WC
- GARDEN
- GARAGE
16'9" x 9'3" (5.11 x 2.84)

- FIRST FLOOR
- BEDROOM ONE
15'8" x 10'5" (4.78 x 3.18)
- BEDROOM TWO
12'9" x 11'6" (3.91 x 3.53)
- BEDROOM THREE
9'4" x 7'3" (2.85 x 2.21)
- BATHROOM
5'10" x 5'9" (1.78 x 1.76)

- PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.
- BAND : C
- MORTGAGE ADVISOR
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

- 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 conveyance 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.

OFFER CHECK PROCEDURE
If you are considering making an offer for this or any other property Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

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



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	59	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		



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