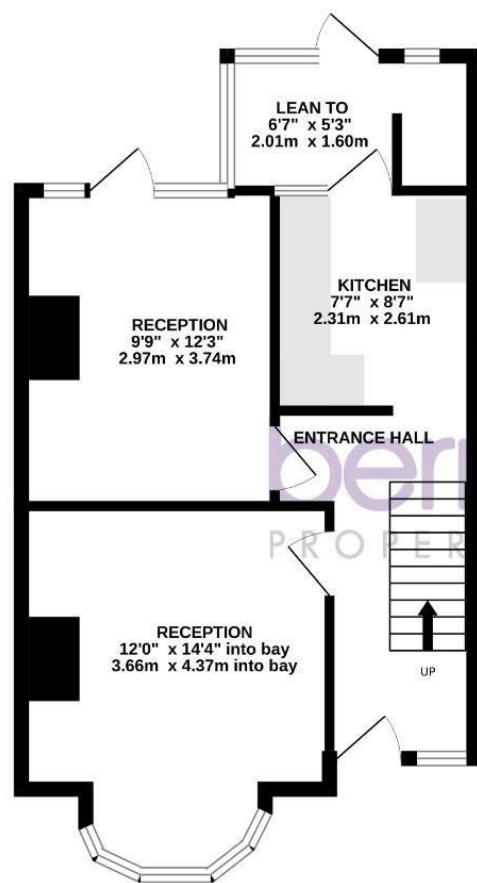
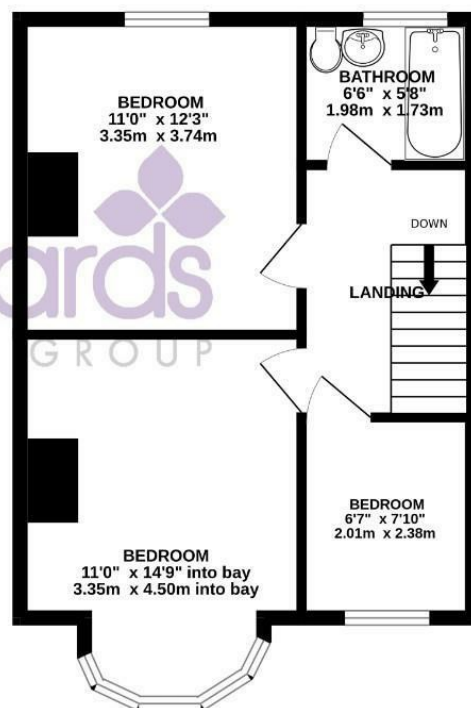


GROUND FLOOR
461 sq.ft. (42.8 sq.m.) approx.

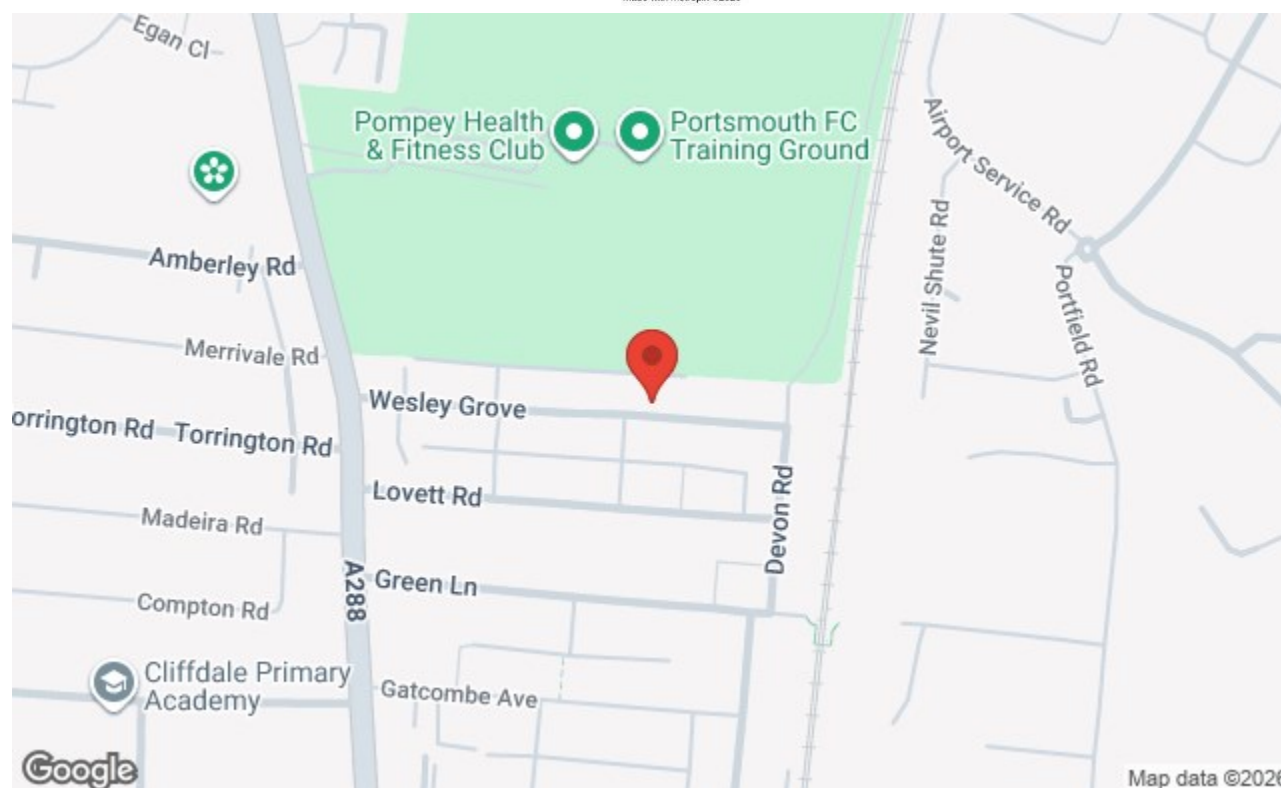


1ST FLOOR
417 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 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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t: 02392 728090



FOR SALE

£315,000

Wesley Grove, Portsmouth PO3 5ES

bernards
THE ESTATE AGENTS



3 1 2

HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ THREE BEDROOMS
- ❖ DOUBLE BAY & FORECOURT
- ❖ TWO RECEPTION ROOMS
- ❖ OFF ROAD PARKING TO REAR
- ❖ NO ONWARD CHAIN
- ❖ 'MOVE IN' READY HOME
- ❖ PERFECT FIRST TIME PURCHASE
- ❖ IDEAL FOR GROWING FAMILIES
- ❖ CALL TO ARRANGE INTERNAL VIEWING

Situated in Wesley Grove, Copnor, this well-proportioned three-bedroom mid-terraced house offers excellent accommodation for growing families and first-time buyers alike. The property benefits from two reception rooms, a separate kitchen and useful lean-to, with three bedrooms and a family bathroom arranged across the first floor.

Externally, the property offers a double bay and forecourt to the front, providing excellent kerb appeal, while off-road parking to

the rear adds further convenience.

Offered for sale with no onward chain, this is a genuine 'move-in ready' home and represents an excellent opportunity for those looking to take their first step onto the property ladder or for a growing family looking for more space.

Call Bernards today to arrange your internal viewing.

Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

ENTRANCE HALL
14'4" x 12'0" (4.37 x 3.66)

LIVING ROOM
14'4" x 12'0" (4.37 x 3.66)

DINING ROOM
12'3" x 9'8" (3.74 x 2.97)

KITCHEN
8'6" x 7'6" (2.61 x 2.31)

LEAN TO
6'7" x 5'2" (2.01 x 1.60)

GARDEN

OFF ROAD PARKING TO REAR

FIRST FLOOR

BEDROOM ONE
14'9" x 11'7" (4.50 x 3.55)

BEDROOM TWO
12'3" x 10'11" (3.74 x 3.35)

BEDROOM THREE
7'9" x 6'7" (2.38 x 2.01)

BATHROOM
6'5" x 5'8" (1.98 x 1.73)

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

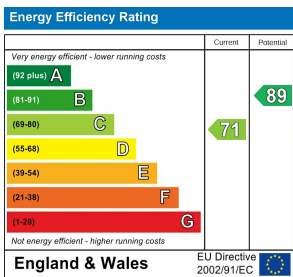
that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that we strongly urge you to avoid. A local, established and experienced conveyance will safeguard 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



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