

Offers In Excess Of £300,000

London Road, Portsmouth PO2 9HQ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ NO FORWARD CHAIN
- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ OPEN PLAN LIVING
- ❖ MODERN FITTED KITCHEN
- ❖ THREE BATHROOMS
- ❖ CONSERVATORY & WC
- ❖ WEST FACING GARDEN
- ❖ LOFT ROOM
- ❖ OVER 170 SQM

**** LARGE THREE BEDROOM HOME ** OVER 170 SQM ** NO FORWARD CHAIN ****

Bernards are pleased to welcome to the market this three bedroom, mid terraced house conveniently situated along London Road, North End.

Upon entrance to the property, you are immediately greeted by an open airy living space, which continues throughout the ground floor. You have a front aspect lounge which measures over 30 feet in length, moving further through you will find the open plan kitchen/diner which is the perfect entertaining space. To the rear, you have a downstairs toilet and a conservatory, which leads out to the west facing garden. Completing the ground floor is the downstairs shower room.

Moving upstairs, you benefit from three bedrooms,

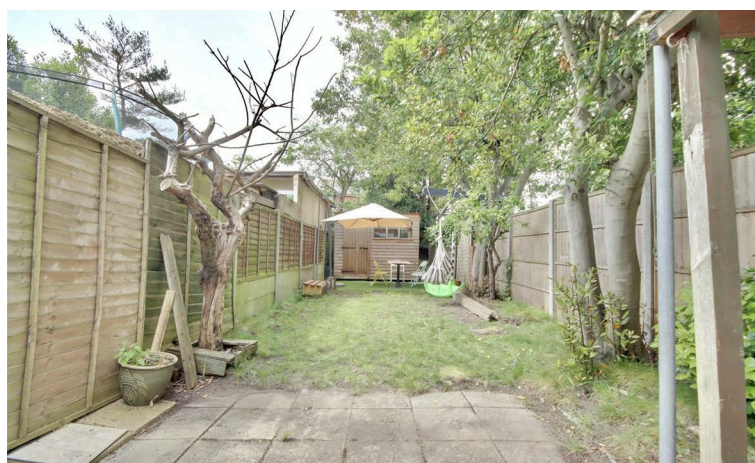
two of which are doubles. The first floor also see's two bathrooms, the main family bathroom which has a beautiful freestanding bath, and an ensuite to the second bedroom. The loft has also been converted into a usable room, currently serving as a study.

Further benefits to the property include noise cancelling windows in the master bedroom and a rising damp treatment with 25 years remaining on the guarantee.

We strongly advise arranging an internal viewing to full appreciate the size on offer, please call Bernards on 02392 728090.

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





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PROPERTY INFORMATION

LOUNGE

30'11" x 14'0" (9.44 x 4.27)

HALL

25'11" x 4'7" (7.90 x 1.42)

KITCHEN/DINER

21'5" x 8'4" (6.53 x 2.56)

CONSERVATORY

13'5" x 12'11" (4.09 x 3.94)

BEDROOM ONE

16'6" x 14'0" (5.03 x 4.29)

BATHROOM

10'7" x 4'9" (3.25 x 1.45)

BEDROOM TWO

13'10" x 8'4" (4.22 x 2.56)

ENSUITE

8'2" x 7'4" (2.51 x 2.24)

BEDROOM THREE

8'11" x 7'10" (2.72 x 2.41)

LOFT ROOM

15'5" x 14'0" (4.70 x 4.27)

SHOWER ROOM

3'5" x 10'8" (1.06 x 3.26)

COUNCIL TAX

The local authority is Portsmouth city Council.

BAND: C - £1,844.85

MORTGAGE ADVICE

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.

OFFER CHECK

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.

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.

ANTI MONEY LAUNDERING

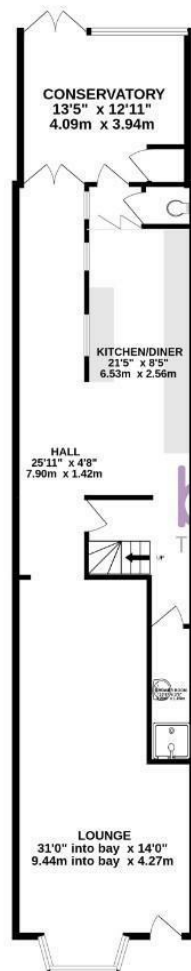
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales	EU Directive 2002/91/EC	



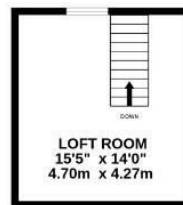
GROUND FLOOR
1007 sq.ft. (93.6 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.

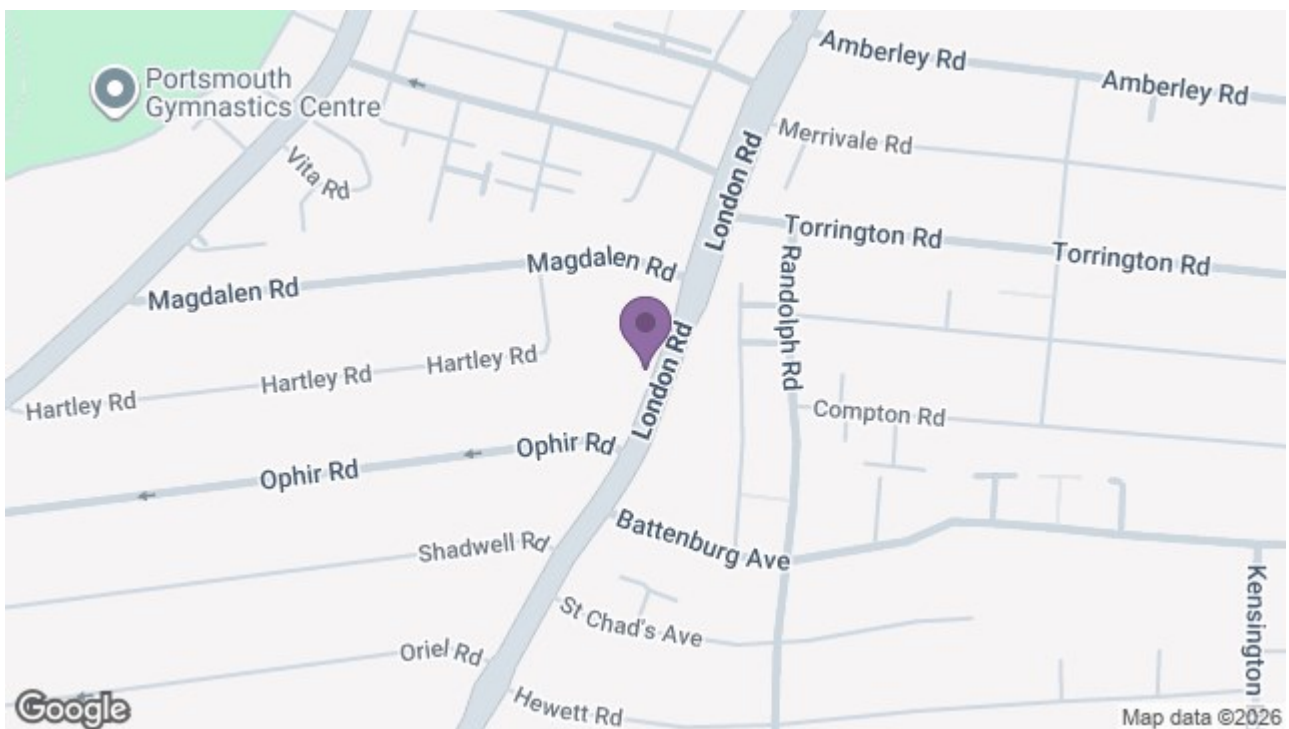


2ND FLOOR
214 sq.ft. (19.9 sq.m.) approx.



TOTAL FLOOR AREA: 1861 sq.ft. (172.9 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090

