

Guide Price £375,000

East Shore Way, Portsmouth PO3
6FY



HIGHLIGHTS

- ❖ END OF TERRACE
- ❖ TOWNHOUSE
- ❖ DRIVEWAY
- ❖ FOUR BEDROOMS
- ❖ TWO BATHROOMS
- ❖ GROUND FLOOR LOUNGE
- ❖ GROUND FLOOR KITCHEN
- ❖ DOWNSTAIRS WC
- ❖ LOW MAINTENANCE GARDEN
- ❖ NO FORWARD CHAIN

Situated in the sought-after location of East Shore Way, this attractive four-bedroom end-of-terrace townhouse offers spacious and versatile accommodation, making it an ideal home for families and professionals alike.

The ground floor features a generous lounge and well-appointed kitchen, creating a practical and sociable space perfect for everyday living and entertaining. The thoughtfully designed layout provides excellent flow throughout the home while offering plenty of room for relaxation.

Across the upper floors, the property benefits from four well-proportioned bedrooms, providing flexibility for family living, home working, or guest accommodation. Two bathrooms add further convenience, catering perfectly to the demands of a busy household.

Externally, the property enjoys the benefit of a private driveway, providing off-road parking which is a valuable feature in this popular residential area. With the added advantage of no forward chain, this home offers the potential for a smooth and swift move.

Located close to local amenities, reputable schools, and excellent transport connections, this property combines comfort, convenience, and modern family living in a vibrant Portsmouth community.

****Disclaimer:** Photos taken before tenant occupancy. Property can be sold vacant, subject to terms agreed.**

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PROPERTY INFORMATION

- KITCHEN**
16'7" x 8'0" (5.08 x 2.44)
- LOUNGE**
14'7" x 12'11" (4.47 x 3.95)
- BEDROOM ONE**
15'5" x 13'1" (4.70 x 3.99)

- ENSUITE**
7'7" x 4'8" (2.32 x 1.44)
- BEDROOM TWO**
12'11" x 12'4" (3.95 x 3.78)

- BEDROOM THREE**
11'8" x 9'4" (3.58 x 2.85)
- BEDROOM FOUR**
11'1" x 6'3" (3.40 x 1.93)

- BATHROOM**
6'9" x 6'3" (2.08 x 1.93)
- Portsmouth Council Tax**
The local authority is Portsmouth City Council.

BAND : D £2,180.92

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.

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.

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.

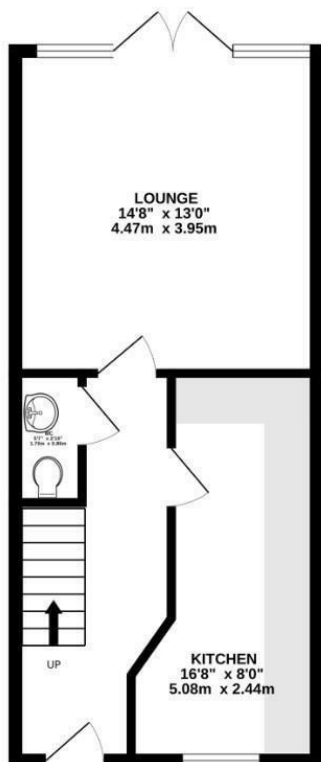
Anti-Money Laundering
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy 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



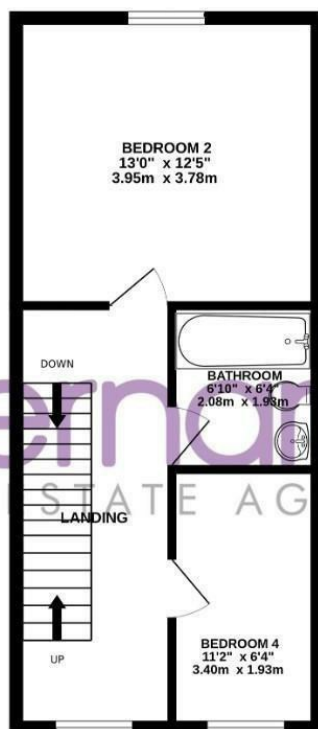
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		



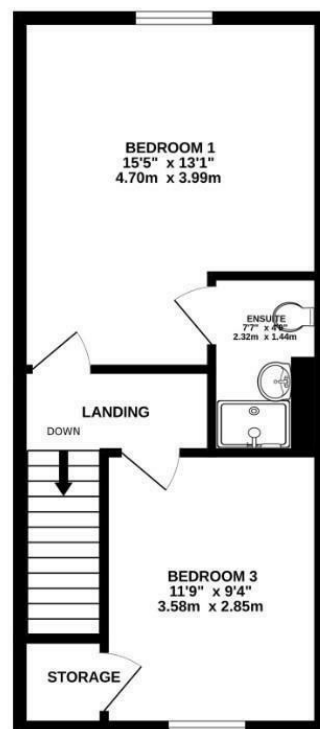
GROUND FLOOR
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.

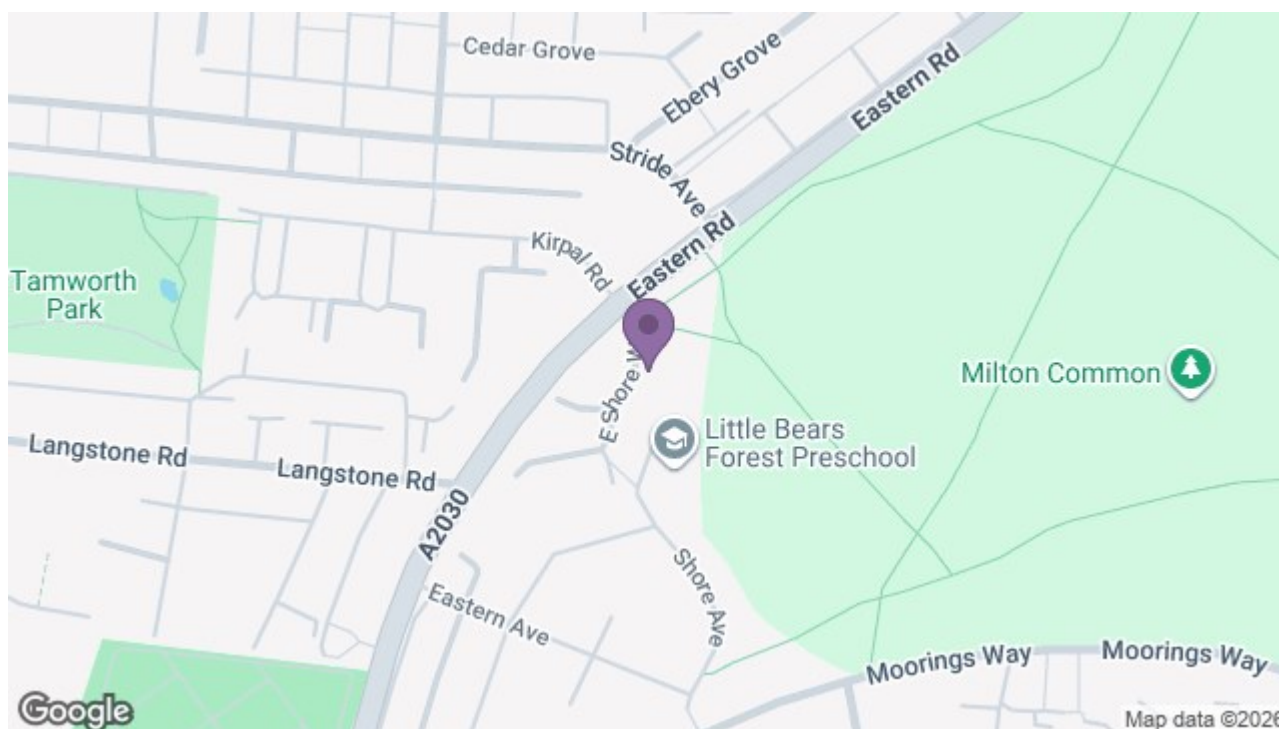


2ND FLOOR
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1185 sq.ft. (110.1 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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