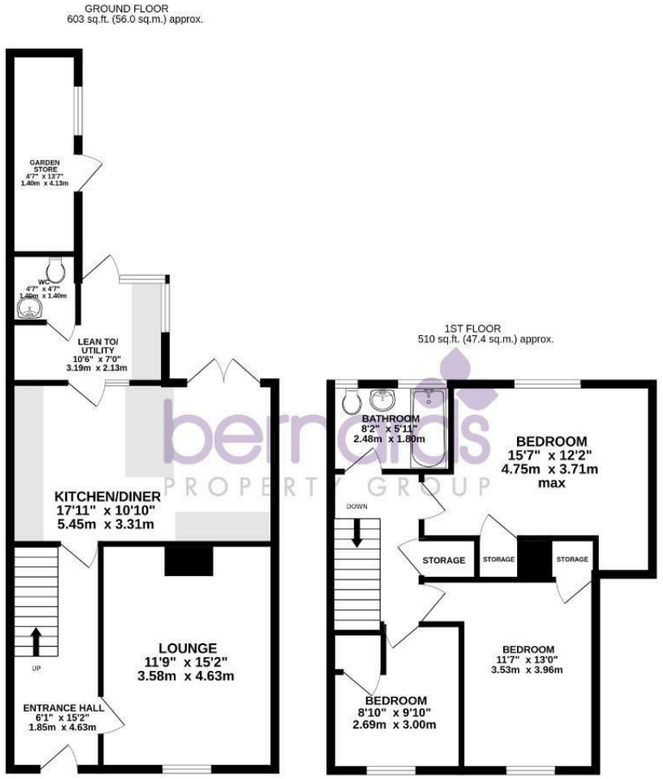

TOTAL FLOOR AREA : 1113 sq.ft. (103.4 sq.m.) approx.

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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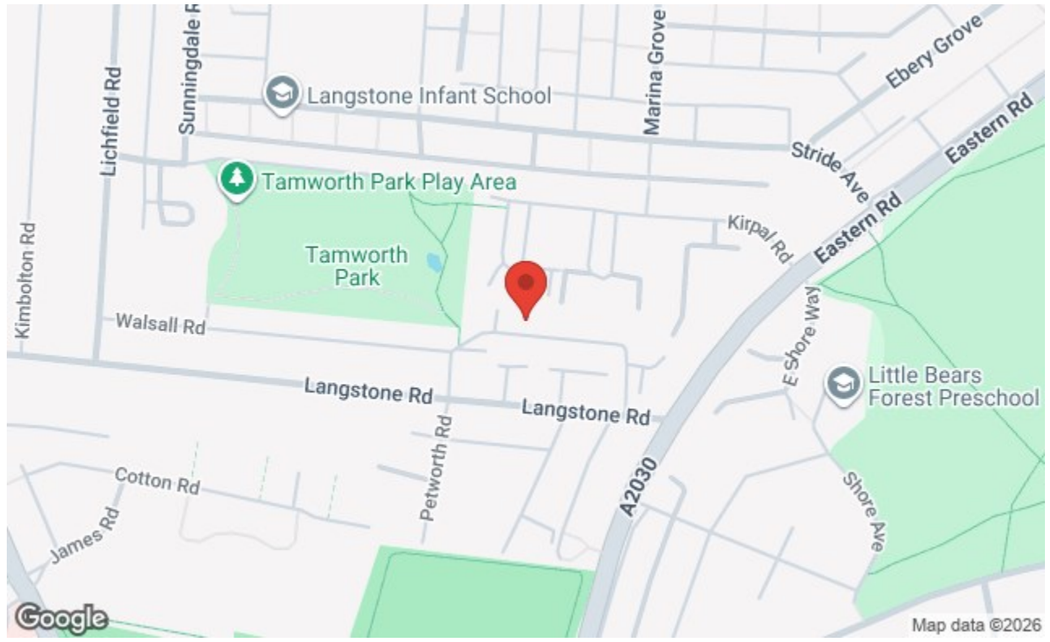

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FOR SALE

Offers In Excess Of £350,000

Cheslyn Road, Portsmouth PO3 6DJ

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THE ESTATE AGENTS

3 1 2

HIGHLIGHTS

- MID TERRACED HOUSE
- THREE BEDROOMS
- DRIVEWAY FOR OFF ROAD PARKING
- MODERN FITTED KITCHEN
- OPEN PLANNED KITCHEN/DINING
- MODERN FAMILY BATHROOM
- CLOSE TO LOCAL TRANSPORT LINKS
- SCHOOLS/COLLEGE NEARBY
- SOUGHT AFTER LOCATION
- EV CHARGING POINT

Situated in the desirable Cheslyn Road, this well presented three-bedroom house presents an excellent opportunity for families seeking a well-appointed home. This property provides ample space for relaxation and entertaining. The lounge, located at the front of the house, flows seamlessly into a spacious kitchen/diner, creating a warm and welcoming atmosphere for family gatherings and social occasions.

The accommodation includes three comfortable bedrooms, perfect for a growing family or those needing extra space. The upstairs bathroom is complemented by a convenient downstairs toilet, ensuring practicality for everyday living.

Outside, the property features a driveway, offering off-road parking and ease of access. This well-presented family home is ideally situated in a sought-after location, making it a perfect choice for those looking to settle in a vibrant community. With its blend of comfort and convenience, this house is sure to appeal to a variety of buyers. Do not miss the chance to make this delightful property your new home.

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PROPERTY INFORMATION

DRIVEWAY FOR 2 CARS

ENTRANCE HALL

LOUNGE
15'2" x 11'8" (4.63 x 3.58)

KITCHEN/DINER
17'10" x 10'10" (5.45 x 3.31)

LEAN TO/UTILITY
10'5" x 6'11" (3.19 x 2.13)

DOWNSTAIRS WC

GARDEN WITH GARDEN STORE

FIRST FLOOR

BEDROOM ONE
15'7" x 12'2" (4.75 x 3.71)

BEDROOM TWO
12'11" x 11'6" (3.96 x 3.53)

BEDROOM THREE
9'10" x 8'9" (3.00 x 2.69)

FAMILY BATHROOM
8'1" x 5'10" (2.48 x 1.80)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

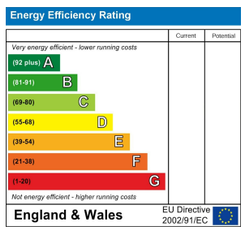
BAND : C

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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