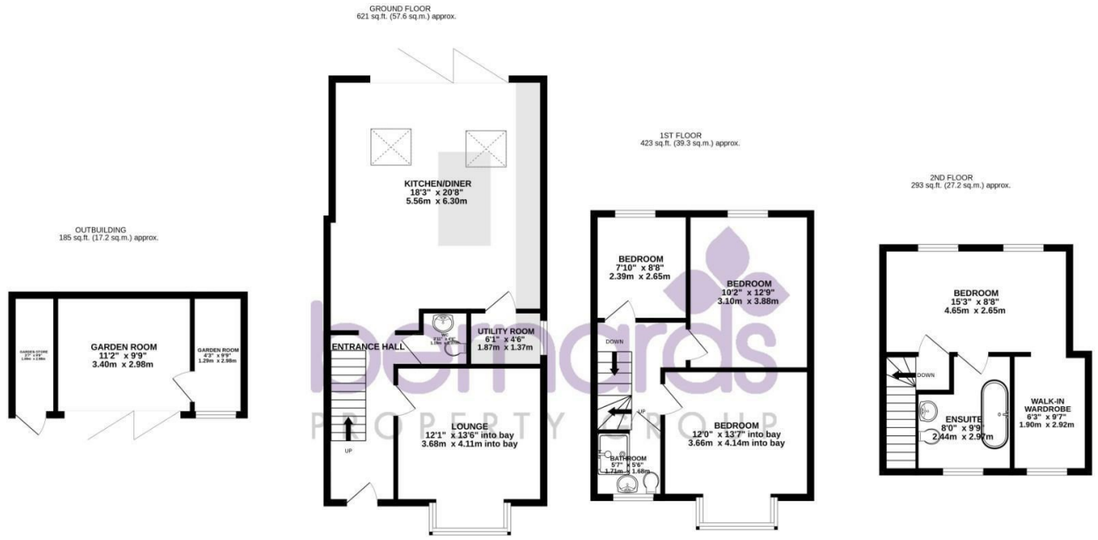

TOTAL FLOOR AREA : 1522 sq.ft. (141.4 sq.m.) approx.

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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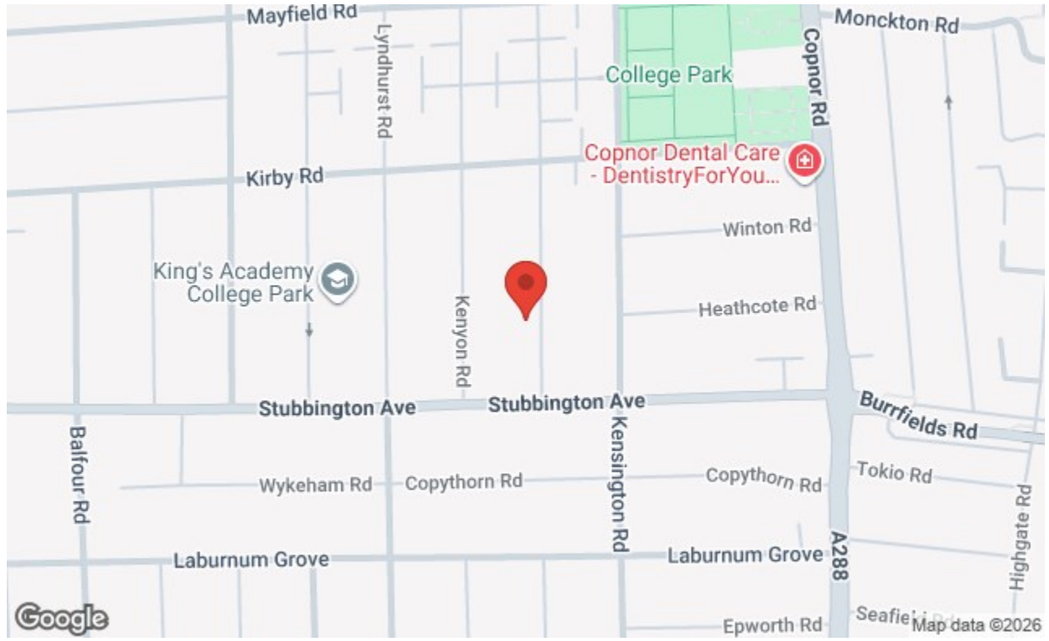

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FOR SALE

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4 2 1

HIGHLIGHTS

- SEMI DETACHED
- SHARED DRIVEWAY
- FOUR BEDROOMS
- OPEN PLAN LIVING
- SEPARATE LOUNGE
- TWO BATHROOMS
- DOWNSTAIRS TOILET
- UTILITY ROOM
- WEST FACING GARDEN
- OUTBUILDING

Nestled on Chelmsford Road, this stunning semi-detached house has been fully renovated to an exceptional standard. With four spacious bedrooms, this property is perfect for families or those seeking extra space.

The heart of the home is undoubtedly the beautiful open-plan kitchen diner, which features a stylish island and bifold doors that seamlessly connect the indoor and outdoor spaces. This design not only enhances the flow of natural light but also creates an inviting atmosphere.

The property boasts two well-appointed bathrooms, along with a convenient downstairs toilet, ensuring ample facilities for both residents and visitors.

Step outside to discover a delightful west-facing garden, which is perfect for soaking up the sun during the warmer months. At the rear of the garden, a charming summer house provides an ideal retreat for relaxation or a creative workspace.

This semi-detached house combines modern living with comfort, making it a truly desirable home in a sought-after location. Don't miss the opportunity to make this remarkable property your own.

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PROPERTY INFORMATION

LOUNGE
12'0" x 13'5" (3.68 x 4.11)

KITCHEN/DINER
18'2" x 20'8" (5.56 x 6.30)

UTIITY ROOM
6'1" x 4'5" (1.87 x 1.37)

BEDROOM ONE
15'3" x 8'8" (4.65 x 2.65)

ENSUITE
8'0" x 9'8" (2.44 x 2.97)

WALK-IN WARDROBE
6'2" x 9'6" (1.90 x 2.92)

BEDROOM TWO
12'0" x 13'6" (3.66 x 4.14)

BEDROOM THREE
10'2" x 12'8" (3.10 x 3.88)

BEDROOM FOUR
7'10" x 8'8" (2.39 x 2.65)

BATHROOM
5'7" x 5'6" (1.71 x 1.68)

OUTBUILDING
11'1" x 9'9" (3.40 x 2.98)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

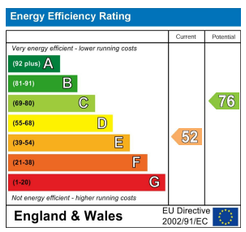
BAND : C - £1,938.59

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



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