Offers In The Region Of
£325,000
Wesley Grove, Portsmouth PO3 5ER

bernards
THE ESTATE AGENTS

3 1 2



HIGHLIGHTS

- DOUBLE BAY & FORECOURT
- MID TERRACED HOME
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- SOUTH FACING GARDEN
- SPACIOUS KITCHEN
- UPSTAIRS BATHROOM
- SOUGHT AFTER LOCATION
- IDEAL FOR FAMILIES
- BESPOKE SHUTTER BLINDS

We are delighted to introduce to the market this three-bedroom mid-terrace home, ideally situated in the highly sought-after location of Wesley Grove, Copnor. Offering two reception rooms, a 14ft kitchen and a south-facing rear garden, this property provides excellent living accommodation and would make an ideal family home.

Upon entering, you are welcomed by a spacious entrance hallway leading into the bright and airy front reception room, where a large bay window floods the space with natural light. To the rear is a second reception room, again benefiting from a large bay window and offering excellent versatility, whether used as a dining room, family room or additional living space. Completing the ground floor is the impressive 14ft kitchen, providing a generous and practical space with plenty of scope for a new owner to make their own.

The south-facing rear garden is a real highlight, predominantly laid to block paving to create a low-maintenance outdoor space that enjoys plenty of sunshine.

The garden also benefits from rear access to a brick-built garden store, which offers exciting potential to create a garden room, home office or additional usable space, subject to the necessary permissions.

Upstairs, there are two well-proportioned double bedrooms, a further single bedroom and a three-piece family bathroom. Bedrooms one and two both benefit from high-quality fitted wardrobes, providing excellent built-in storage.

Wesley Grove is a popular residential location, well placed for access to a range of local amenities, schools and transport links. With its generous accommodation, two reception rooms, south-facing garden and scope to add further value, this is a fantastic opportunity for buyers looking for a family home in a sought-after Copnor location.

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PROPERTY INFORMATION

LOUNGE
12'1" x 14'5" into bay
(3.68m x 4.39m into bay)

DINING ROOM
10'2" x 15' into bay (3.10m x 4.57m into bay)

KITCHEN
7'6" x 14'11" (2.29m x 4.55m)

BEDROOM ONE
11'1" x 14'5" into bay
(3.38m x 4.39m into bay)

BEDROOM TWO
12'3" x 11'1" (3.73m x 3.38m)

BEDROOM THREE
7'7" x 6'8" (2.31m x 2.03m)

BATHROOM
6'8' x 5'11" (2.03m' x 1.80m)

SHED
17'10" x 6'6" (5.44m x 1.98m)

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.

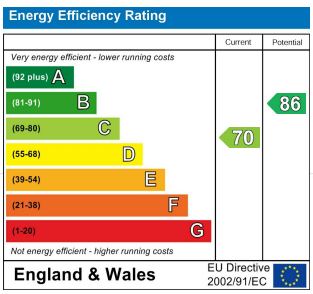
Anti-Money Laundering
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy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





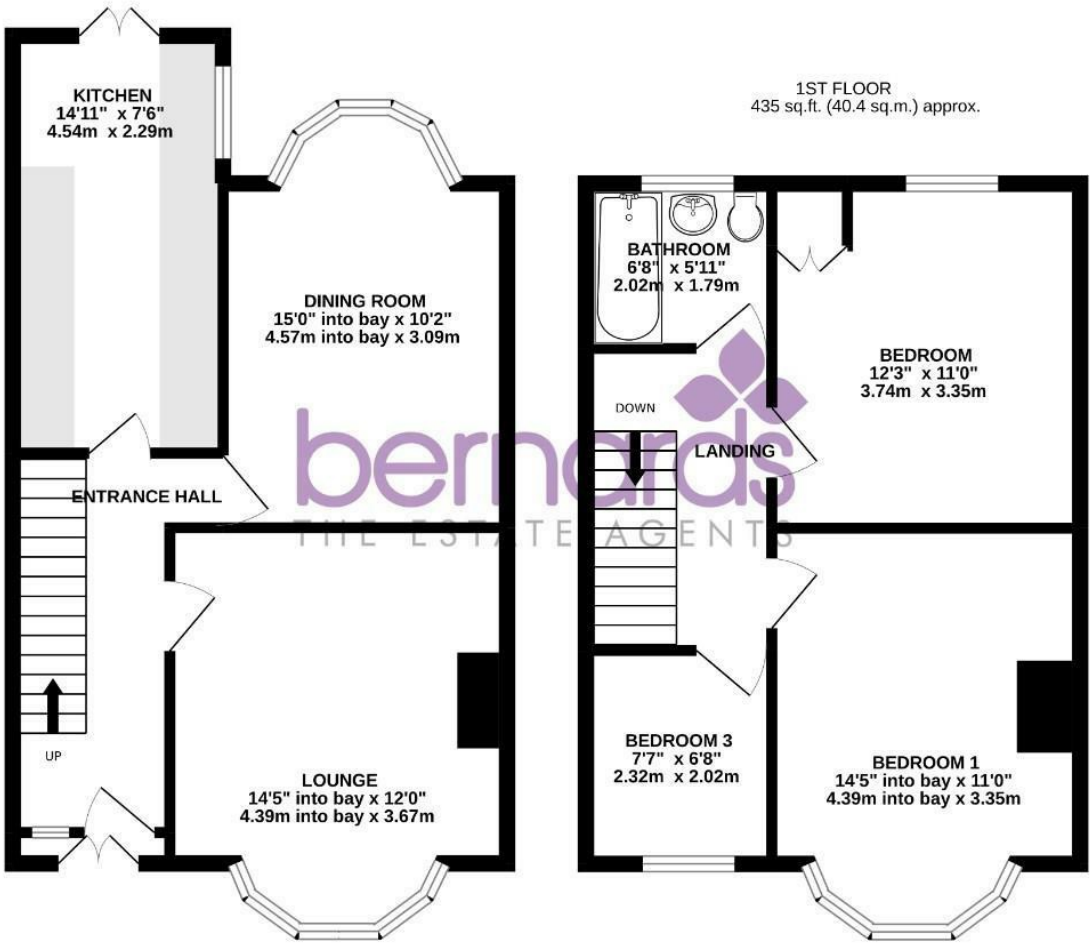






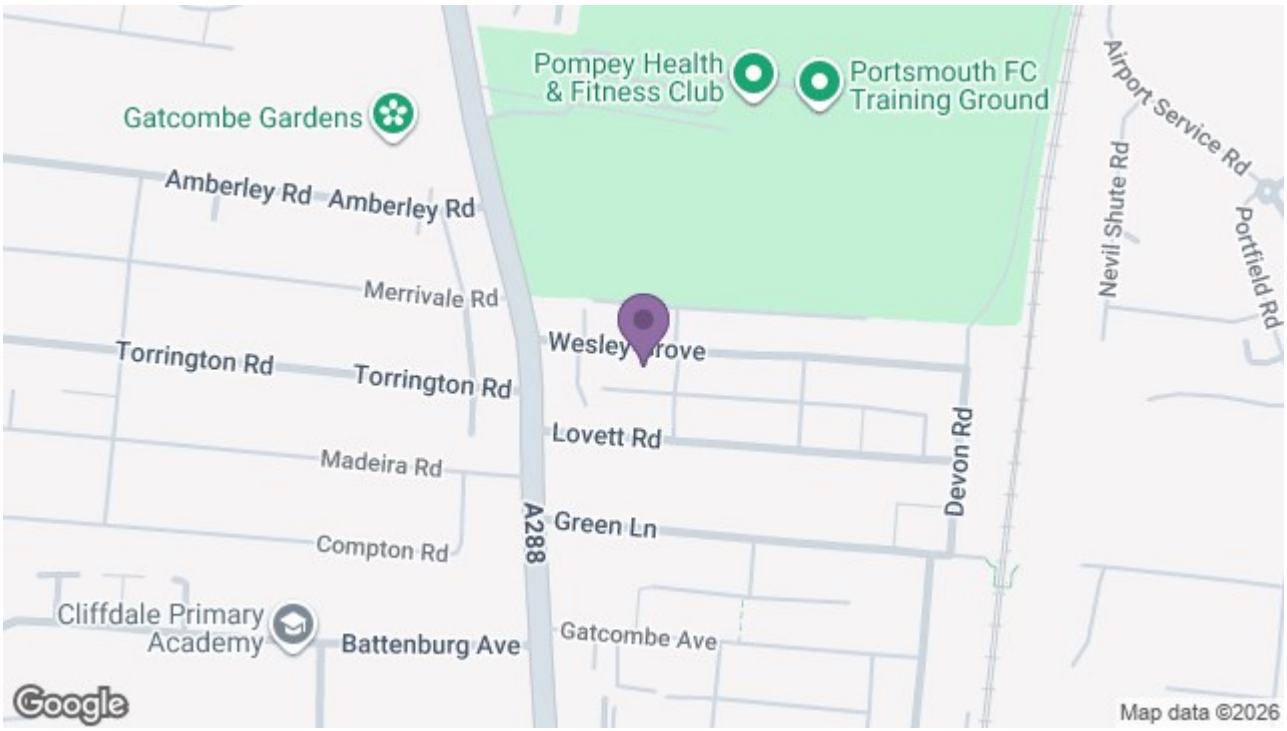
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GROUND FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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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