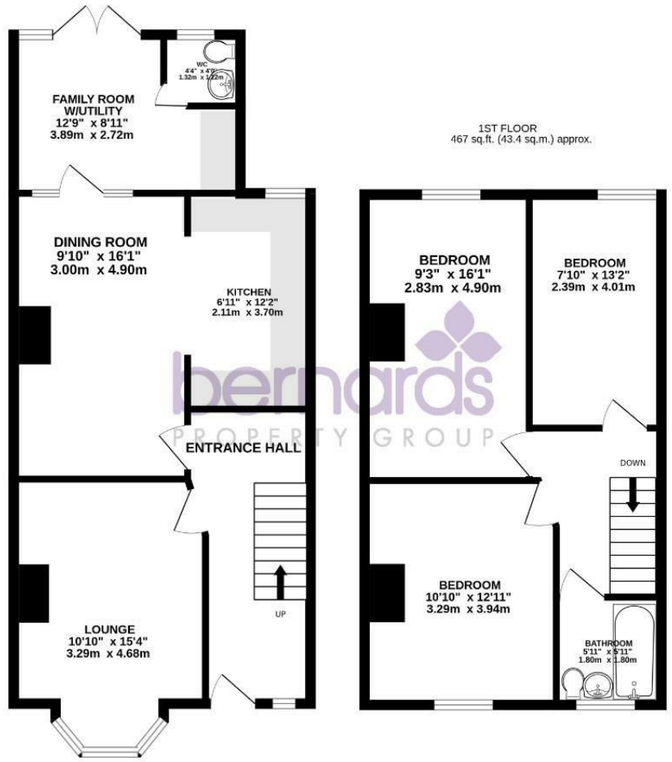
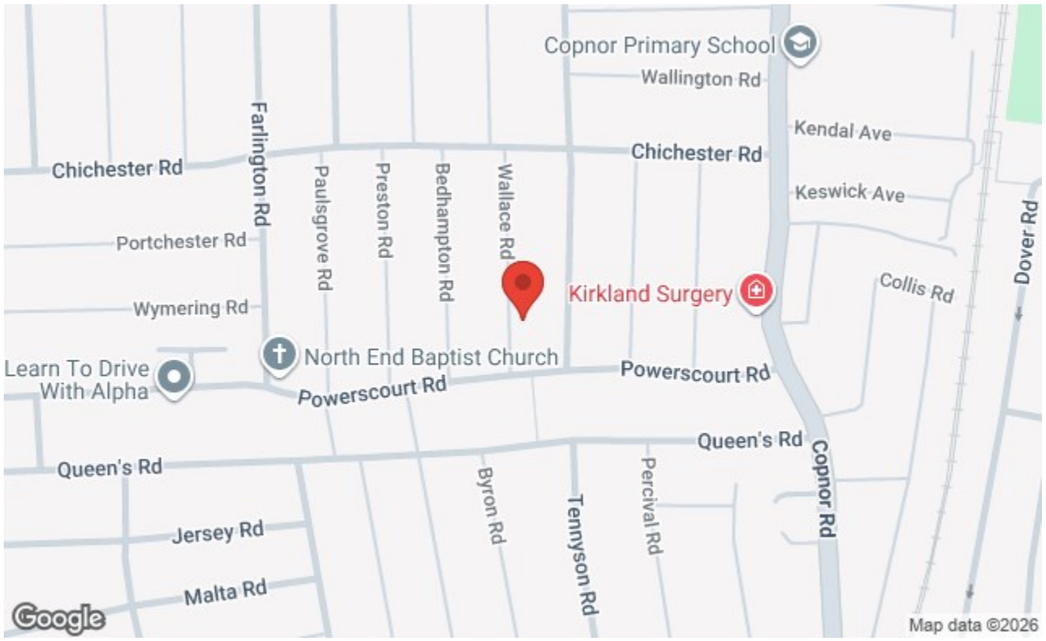
GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.

TOTAL FLOOR AREA : 1063 sq.ft. (98.8 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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HIGHLIGHTS

- OFFERED WITH NO ONWARD CHAIN
- GREAT LOCATION
- MODERN FITTED KITCHEN
- SPACIOUS THROUGHOUT
- THREE BEDROOMS
- CONSERVATORY WITH DOWNSTAIRS WC
- BRIGHT LOUNGE AREA
- LOW MAINTENANCE REAR GARDEN
- CLOSE TO PUBLIC TRANSPORT LINKS
- GAS CENTRAL HEATING AND DOUBLE GLAZING THROUGHOUT

Located on Wallace Road in Portsmouth, this delightful mid-terrace house presents an excellent opportunity for families and professionals alike. The property has been thoughtfully refurbished throughout, offering a modern and inviting atmosphere that is sure to impress.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The modern fitted kitchen is a highlight, equipped with contemporary appliances and ample storage, making it a joy for any home cook. Adjacent to the kitchen, the conservatory provides a lovely space to relax and soak up the natural light, seamlessly connecting the indoor and outdoor areas.

This home boasts three well-proportioned bedrooms, providing comfortable accommodation for family members or guests. The bathroom is stylishly appointed, ensuring a pleasant experience for daily routines. Additionally, the convenience of a downstairs toilet adds to the practicality of the layout.

The low maintenance garden is an ideal retreat for those who prefer to spend their time enjoying the outdoors rather than tending to extensive gardening. It offers a perfect space for alfresco dining or simply unwinding after a long day.

Call today to arrange a viewing
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PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE
10'9" x 15'4" (3.29 x 4.68)

DINING ROOM
9'10" x 16'0" (3 x 4.9)

KITCHEN
6'11" x 12'1" (2.11 x 3.70)

FAMILY ROOM W/UTILITY
12'9" x 8'11" (3.89 x 2.72)

DOWNSTAIRS W/C
4'3" x 4'0" (1.32 x 1.22)

FIRST FLOOR LANDING

BEDROOM ONE
10'9" x 12'11" (3.29 x 3.94)

BEDROOM TWO
9'3" x 16'0" (2.83 x 4.9)

BEDROOM THREE
7'10" x 13'1" (2.39 x 4.01)

BATHROOM
5'10" x 5'10" (1.80 x 1.80)

COUNCIL TAX
The local authority is Portsmouth City Council.
Band C
Portsmouth City Council: £1,615.66
Police and Crime Commissioner: £244.85
Hampshire & Isle of Wight Fire & Rescue: £78.08
Total Council Tax charge: £1,938.59

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.

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.

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









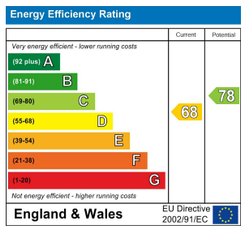












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