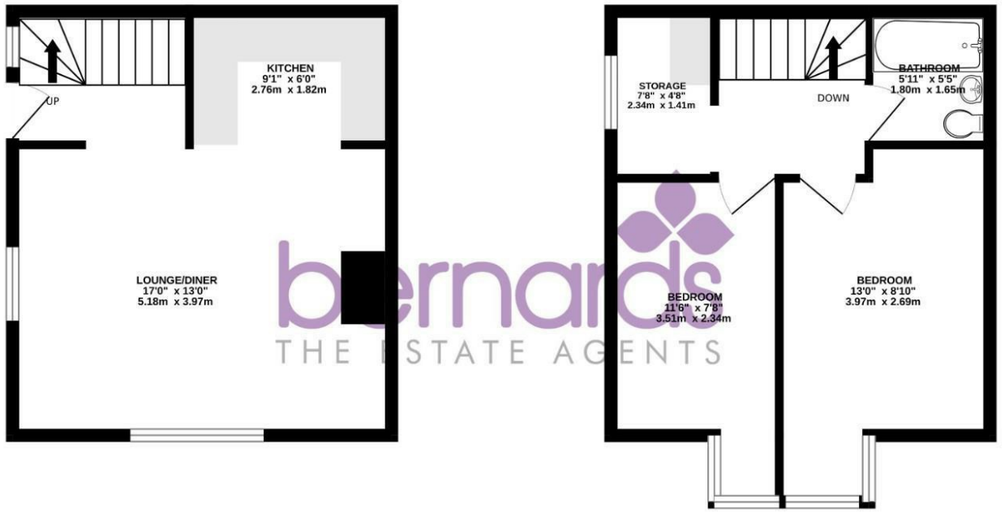
GROUND FLOOR
316 sq.ft. (29.4 sq.m.) approx.

1ST FLOOR
343 sq.ft. (31.9 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 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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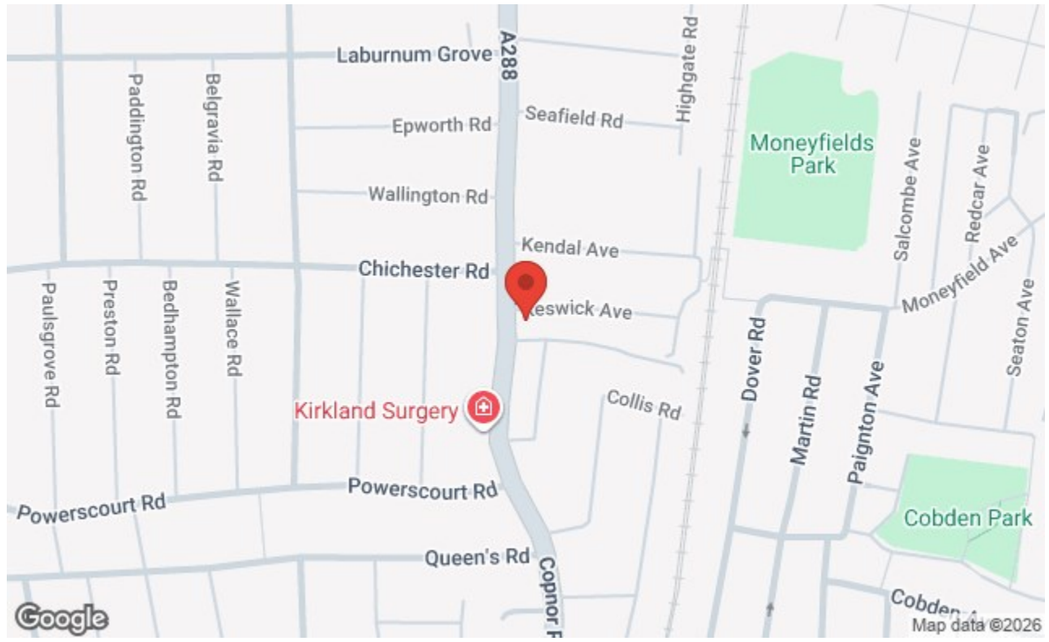

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HIGHLIGHTS

- TWO BEDROOM HOUSE
- DRIVEWAY PARKING
- MODERN FITTED KITCHEN
- SPACIOUS LOUNGE
- DRESSING ROOM
- THREE PIECE BATHROOM
- GAS CENTRAL HEATING
- COPNOR LOCATION
- PERFECT FIRST HOME
- NEARBY LOCAL AMENITIES

Offered with no forward chain, this well-presented home enjoys a central location and benefits from off-road parking.

The property features an open-plan living area with a modern fitted kitchen, creating an ideal space for everyday living and entertaining.

The accommodation comprises two bedrooms, together with an additional versatile room that could be used as a dressing room, home office, or nursery. Completing the first floor is a contemporary three-piece family bathroom.

An excellent opportunity for first-time buyers, investors, or those looking to downsize, early viewing is highly recommended.

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02392 728090
www.bernardsestates.co.uk

PROPERTY INFORMATION

ENTRANCE HALL

LOUNGE/DINER
16'11" x 13'0" (5.18 x 3.97)

KITCHEN
9'0" x 5'11" (2.76 x 1.82)

BEDROOM ONE
13'0" x 8'9" (3.97 x 2.69)

BEDROOM TWO
11'6" x 7'8" (3.51 x 2.34)

BATHROOM
5'10" x 5'4" (1.80 x 1.65)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

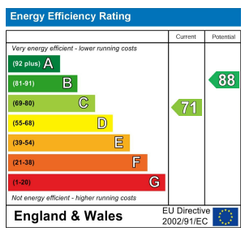
BAND : B – £1,614.24

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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