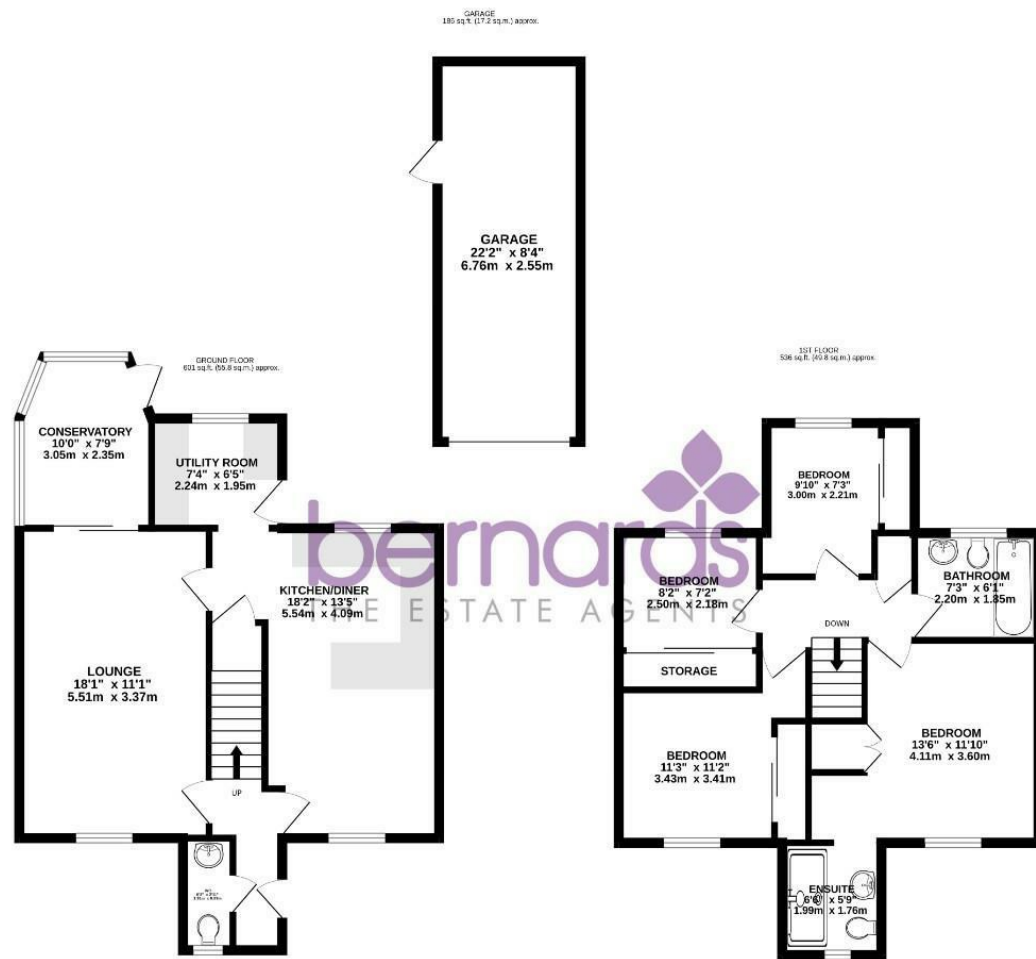


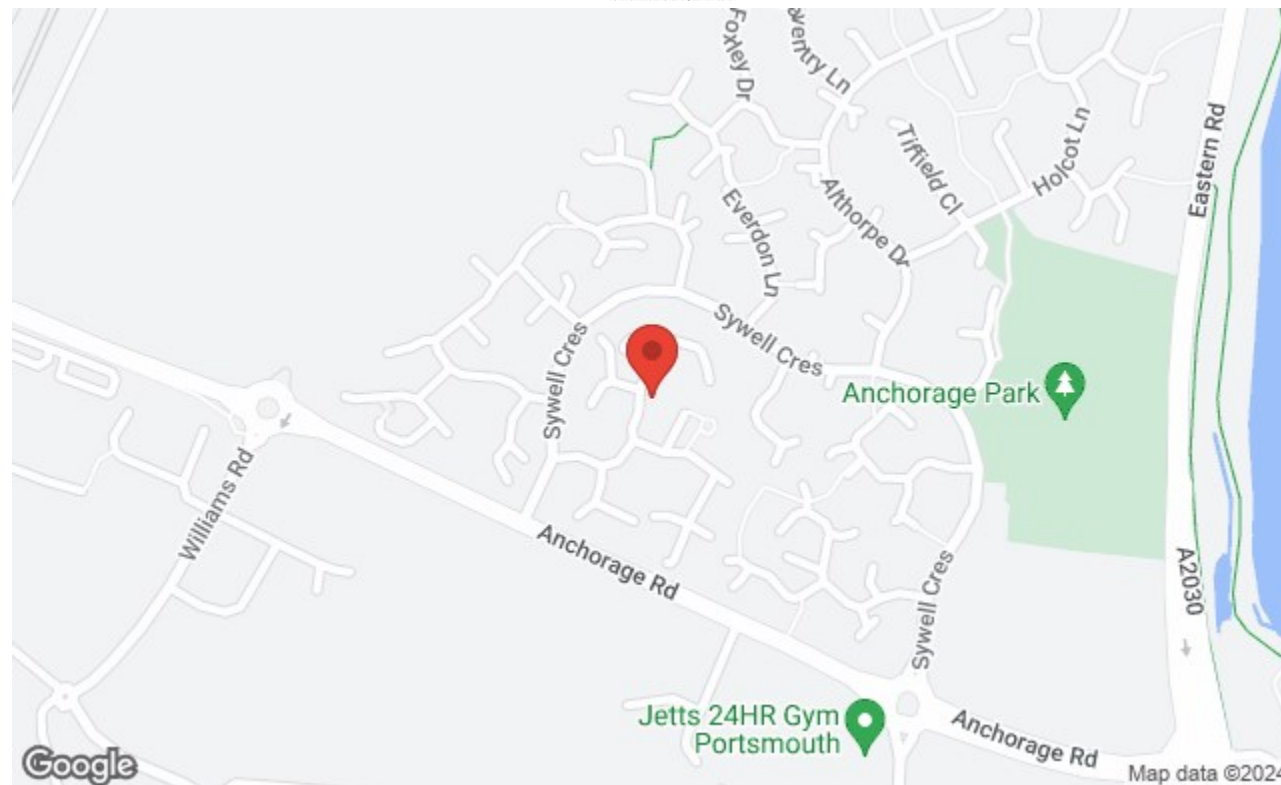


Offers Over £475,000

Marston Lane, Portsmouth PO3 5TW



TOTAL FLOOR AREA: 1322 sq.ft. (122.8 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.
 Made with Metropix ©2023



4 Bedrooms, 2 Bathrooms, 2 Living Areas

HIGHLIGHTS

- ANCHORAGE PARK LOCATION
- DETACHED HOME
- 4 BEDROOMS
- DRIVEWAY & GARAGE
- TWO BATHROOMS
- OPEN PLAN KITCHEN/DINER
- CONSERVATORY
- UTILITY ROOM & WC
- SOUTH EAST FACING GARDEN
- A MUST SEE!

DETACHED HOME WITH DRIVEWAY AND GARAGE

We are delighted to welcome to the sales market this wonderful four bedroom detached property, located in the sought after area of Marston Lane, Anorage Park.

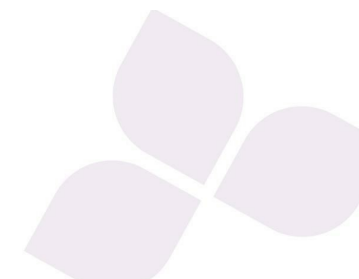
The ground floor comprises of a modern fitted kitchen/diner from which you have access to the utility room. Moving through, you have a spacious lounge which leads out to the conservatory. The South-East facing garden has been extremely well maintained and you also have side access into the garage. Completing

the ground floor is the WC, which adds excellent practicality.

The first floor boasts four bedrooms with the master benefiting from a modern en-suite and fitted wardrobes. Completing the first floor are bedrooms two, three and four which all benefit from fitted wardrobes and the modern three piece bathroom, which is finished to a very good standard.

Please call Bernard to arrange your viewing on 02392 728090!

129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
18'0" x 11'0" (5.51 x 3.37)

KITCHEN/DINER
18'2" x 13'5" (5.54 x 4.09)

UTILITY ROOM
7'4" x 6'4" (2.24 x 1.95)

CONSERVATORY
10'0" x 7'8" (3.05 x 2.35)

WC

BEDROOM ONE
13'5" x 11'9" (4.11 x 3.60)

ENSUITE
6'6" x 5'9" (1.99 x 1.76)

BEDROOM TWO
11'3" x 11'2" (3.43 x 3.41)

BEDROOM THREE
9'10" x 7'3" (3.00 x 2.21)

BEDROOM FOUR
8'2" x 7'1" (2.50 x 2.18)

BATHROOM
7'2" x 6'0" (2.20 x 1.85)

GARAGE
22'2" x 8'4" (6.76 x 2.55)

COUNCIL TAX
The local authority is Portsmouth city Council.

BAND : D – £1,980.76

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 ADVICE
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
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



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs (92-100) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
Not energy efficient - higher running costs (1-20) G	
69	81

EU Directive 2002/91/EC
England & Wales



Call today to arrange a viewing
02392 728090
www.bernardsestates.co.uk

