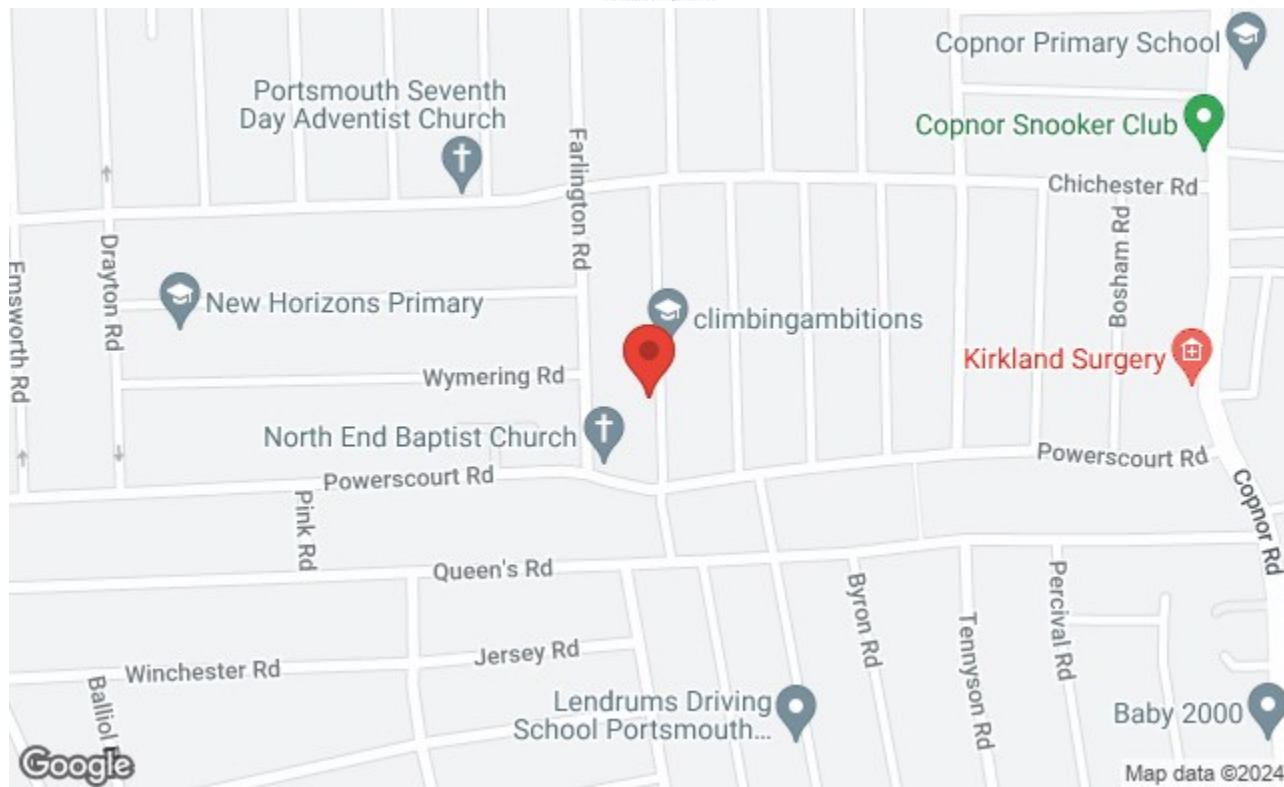


TOTAL FLOOR AREA: 916 sq.ft. (85.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
 t: 02392 728090



Offers Over £250,000

Paulsgrove Road, Portsmouth PO2 7HP



HIGHLIGHTS

- ❖ MID TERRACED HOUSE
- ❖ BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ OPEN PLANNED LIVING
- ❖ MODERN FITTED KITCHEN
- ❖ MODERN BATHROOM
- ❖ GREAT FIRST TIME BUY
- ❖ GOOD BTL INVESTMENT
- ❖ WEST FACING GARDEN
- ❖ CALL TO VIEW

**** MODERN FITTED KITCHEN ****
GREAT FIRST TIME PURCHASE **

We are pleased to bring to the sales market this mid terraced, bay & forecourt house located along Paulsgrove Road, Portsmouth.

This property is perfect for those looking to buy their first home, downsize or looking to add to their buy to let portfolio. Downstairs you benefit from open planned lounge/diner, modern fitted kitchen and family bathroom with upstairs comprising of three double

bedrooms.

With double glazing, gas central heating and neutral finish throughout this home is ready for the next owner to move straight in to! To arrange your internal viewing, please contact the Portsmouth Branch on 02392 728090

Call today to arrange a viewing
 02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

PORCH

LOUNGE/DINER
26'9" x 13'3" (8.17 x 4.04)

KITCHEN
10'11" x 8'9" (3.33 x 2.69)

BATHROOM
8'4" x 7'10" (2.56 x 2.39)

GARDEN

BEDROOM ONE
13'1" x 13'1" (4.01 x 4.01)

BEDROOM TWO
11'3" x 8'0" (3.45 x 2.44)

BEDROOM THREE
10'5" x 8'9" (3.18 x 2.69)

PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : B – £1,540.59

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. Bernard's 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 Bernard's. 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 Bernard's Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

ANTI-MONEY LAUNDERING

Bernard's 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 | 86 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| Not energy efficient - higher running costs (1-20) G | |
| 71 | |

EU Directive 2002/91/EC
England & Wales

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