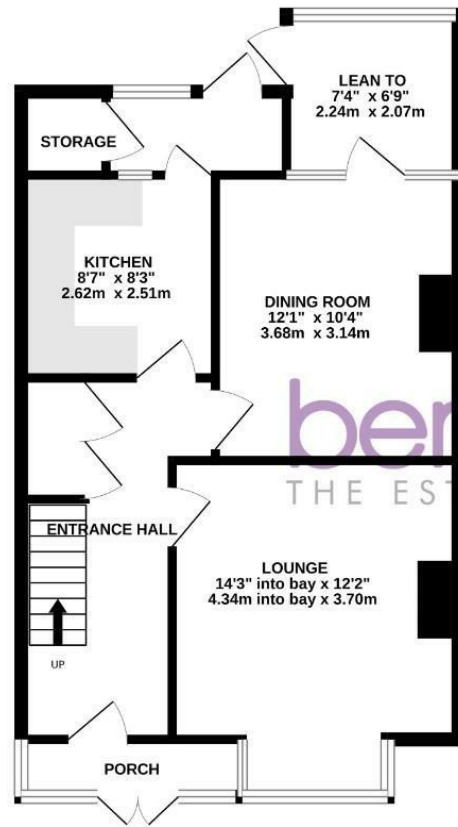
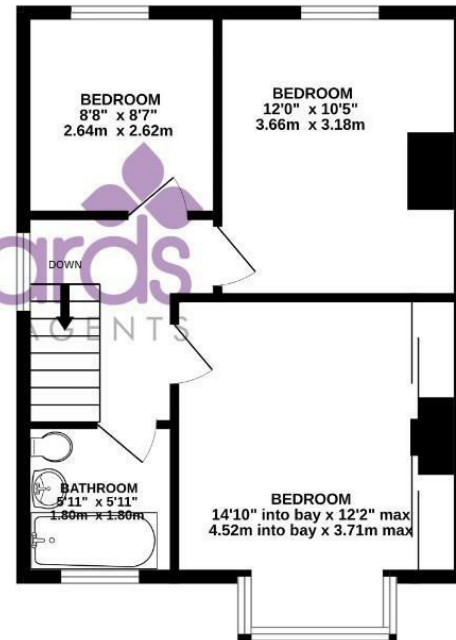


GROUND FLOOR
560 sq.ft. (52.0 sq.m.) approx.



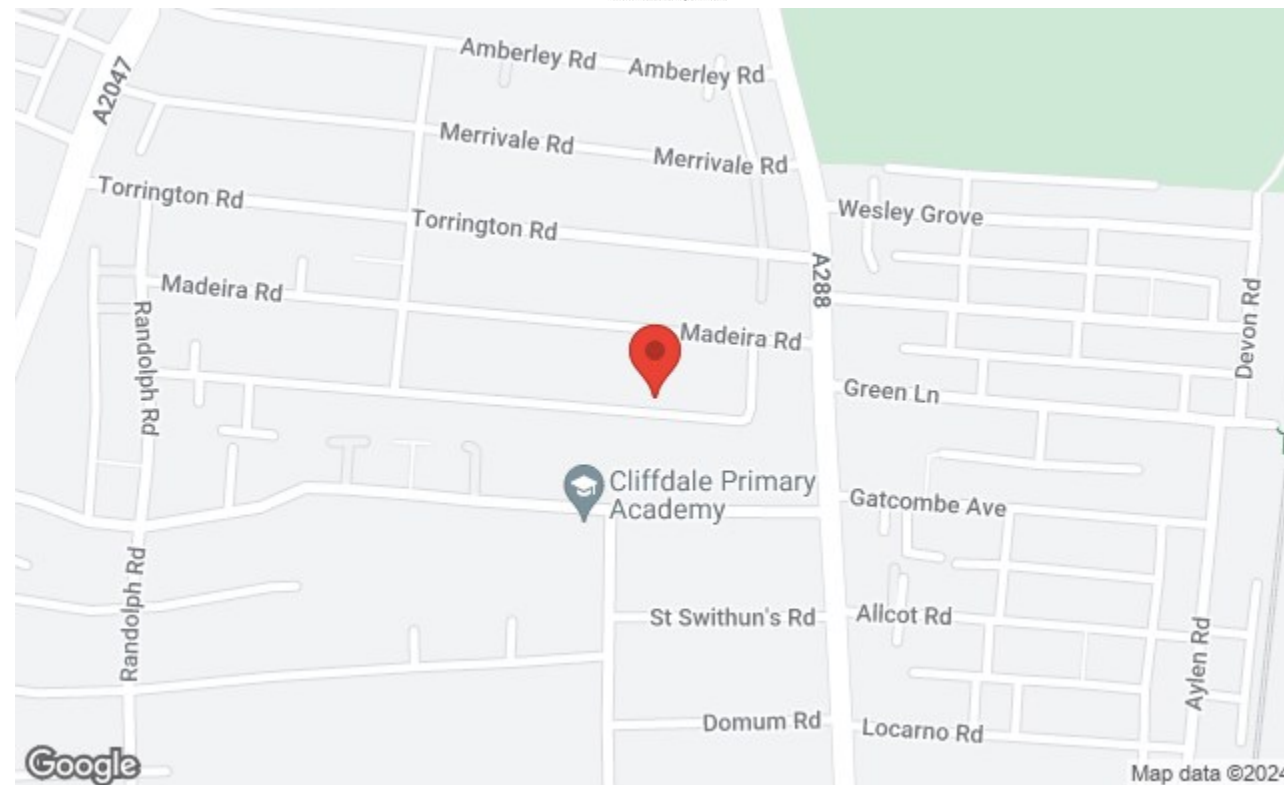
1ST FLOOR
446 sq.ft. (41.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1006 sq.ft. (93.5 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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FOR SALE

Offers Over £280,000

Compton Road, Portsmouth PO2 0SP

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HIGHLIGHTS

- ❖ SEMI-DETACHED HOUSE
- ❖ THREE BEDROOMS
- ❖ DOUBLE BAY & FORECOURT
- ❖ SHARED DRIVEWAY
- ❖ TWO RECEPTION ROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ SOUGHT AFTER LOCATION
- ❖ GREAT POTENTIAL
- ❖ WELL MAINTAINED HOME
- ❖ CALL TO VIEW

**** SEMI DETACHED HOME **
SHARED DRIVEWAY ****

We are pleased to introduce to the sales market, this spacious and well presented, three bedroom, semi-detached property in the highly sought after location of Compton Road, Copnor.

Entering the property, you are greeted by a welcoming entrance hallway, off which you have access to the bright and airy lounge which is flooded with light from the bay window.

Moving through you have a further large reception room which functions ideally as a dining room. The kitchen is fully fitted and includes ample work surfaces space along with access to the garden. Moving back into the property and up to the first floor, you have three bedrooms and a three-piece family bathroom.

This property would be perfect for those looking to upsize and put your own stamp on this fantastic family home! Please contact the Portsmouth Branch to arrange your internal viewing!

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



PROPERTY INFORMATION

- PORCH**
- ENTRANCE HALL**
- LOUNGE**
14'2" x 12'1" (4.34 x 3.70)
- KITCHEN**
8'7" x 8'2" (2.62 x 2.51)
- DINING ROOM**
12'0" x 10'3" (3.68 x 3.14)
- LEAN TO**
7'4" x 6'9" (2.24 x 2.07)
- GARDEN**
- FIRST FLOOR LANDING**
- BEDROOM ONE**
14'9" x 12'2" (4.52 x 3.71)
- BEDROOM TWO**
12'0" x 10'5" (3.66 x 3.18)
- BEDROOM THREE**
8'7" x 8'7" (2.64 x 2.62)
- BATHROOM**
5'10" x 5'10" (1.80 x 1.80)

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.

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

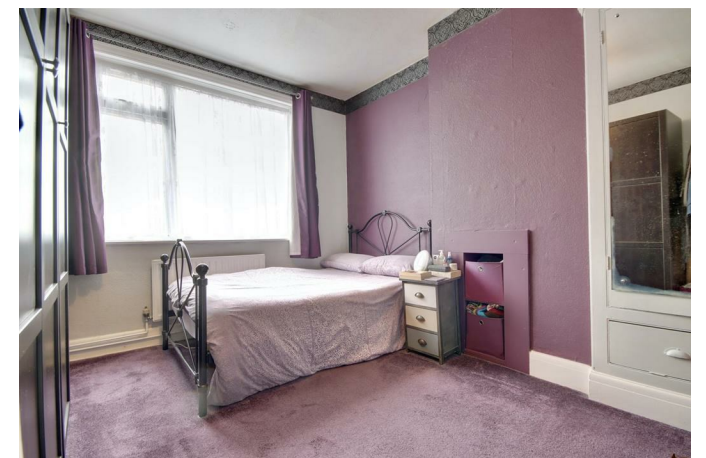
Bernard's Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of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

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : C – £1,760.67

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.

CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92-100) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
66	79
EU Directive 2002/91/EC	
England & Wales	



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