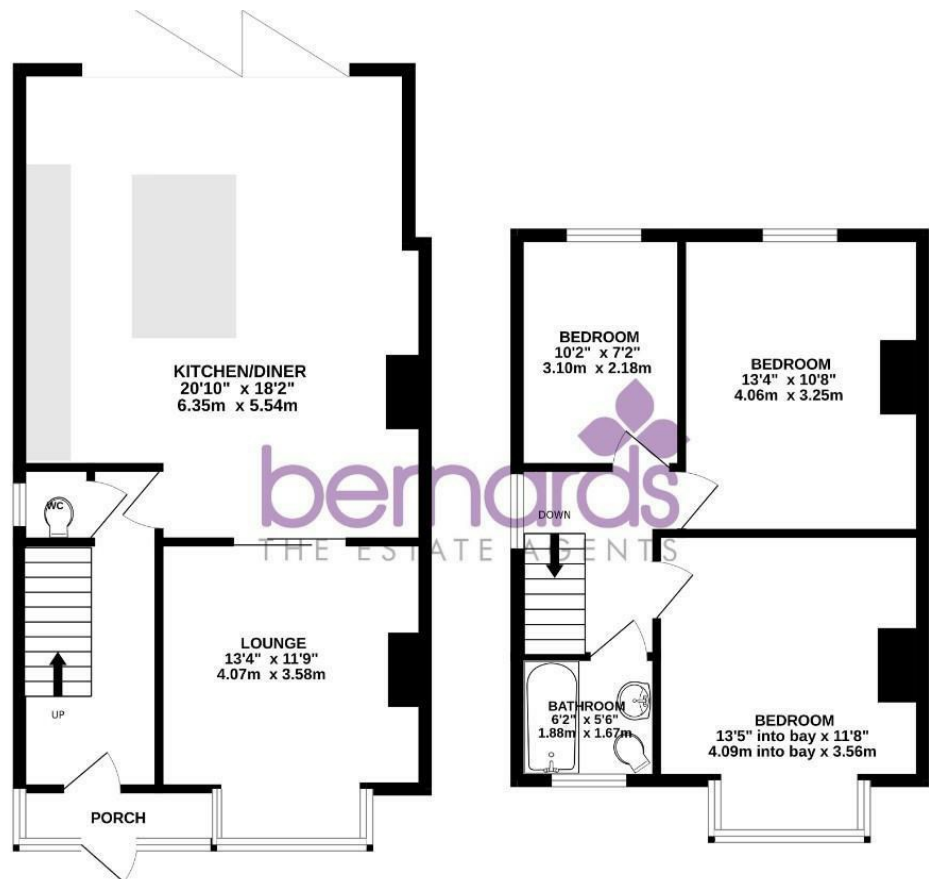


GROUND FLOOR
591 sq.ft. (54.9 sq.m.) approx.

1ST FLOOR
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA: 1028 sq.ft. (95.5 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.
 Made with Metroplan ©2024



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



Offers In Excess Of £350,000

Seaton Avenue, Portsmouth PO3 6LG



HIGHLIGHTS

- ❖ SEMI DETACHED
- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ OPEN PLANNED LIVING
- ❖ MODERN THROUGHOUT
- ❖ CLOAKROOM
- ❖ DRIVEWAY
- ❖ OUTSIDE BAR
- ❖ BAFFINS LOCATION
- ❖ PERFECT FAMILY HOME

**** BEAUTIFULLY EXTENDED HOME WITH DRIVEWAY ****

We are delighted to offer to the market this stunning three bedroom, semi detached house in the sought after location of Seaton Avenue, Baffins. Situated just a short walk from Baffins Pond, local shops, schools and Portsmouth College, it is perfect for those looking for a family home.

This house has been modernised throughout and benefits from a ground floor extension creating a fantastic open planned kitchen/dining/living space with bi-folding doors opening out onto the

garden. Downstairs also benefits from a spacious lounge and cloakroom. Upstairs you have three bedrooms, two of which are doubles, and the modern family bathroom.

The low maintenance garden is split levelled and finished off with a bar to the rear of the garden. This property also benefits from having a driveway to the front.

To arrange your viewing, please contact Bernards on 02392 728090.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

LOUNGE
13'4" x 11'8" (4.07 x 3.58)

KITCHEN/DINER
20'9" x 18'2" (6.35 x 5.54)

BEDROOM ONE
13'5" x 11'8" (4.09 x 3.56)

BEDROOM TWO
13'3" x 10'7" (4.06 x 3.25)

BEDROOM THREE
10'2" x 7'1" (3.10 x 2.18)

BATHROOM
6'2" x 5'5" (1.88 x 1.67)

COUNCIL TAX
The local authority is Portsmouth city Council.

BAND : C – £1,760.67

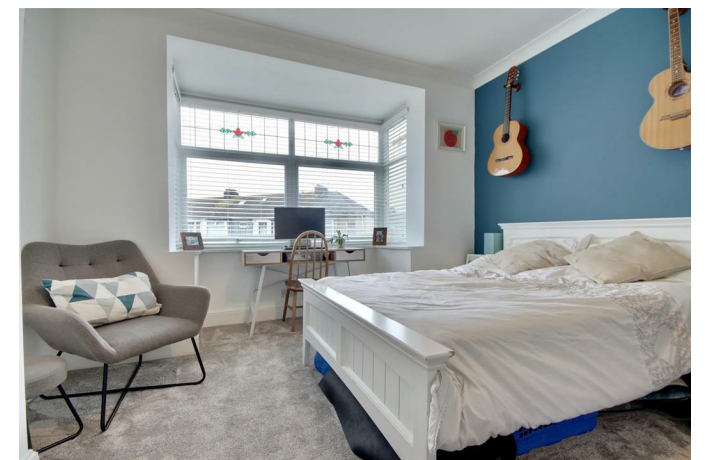
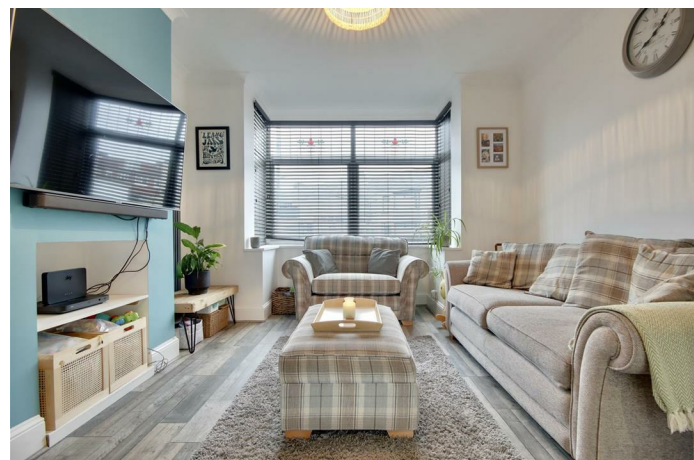
CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems that 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
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 plus) A	84
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC



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

