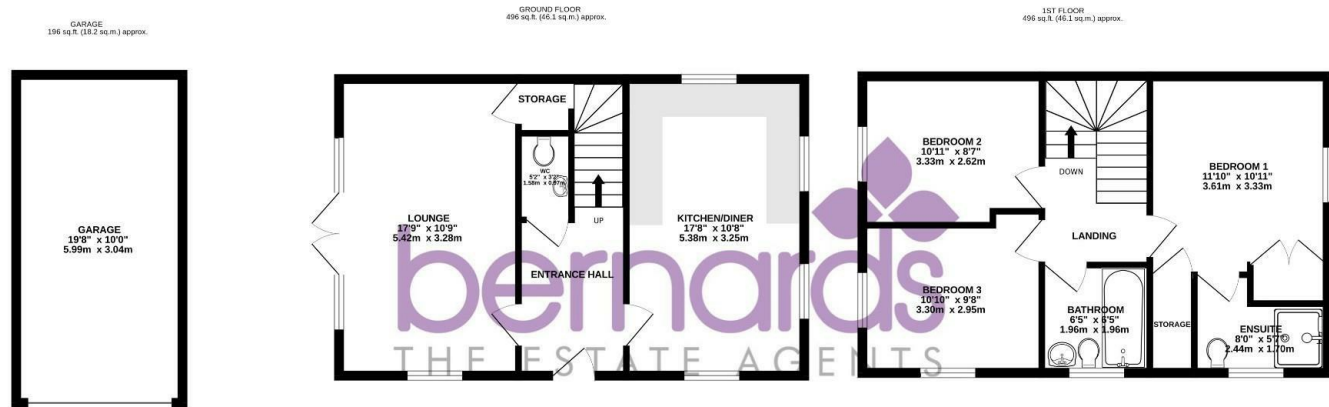




Offers Over £425,000

Guardians Way, Portsmouth PO3 6GJ



TOTAL FLOOR AREA : 1188 sq.ft. (110.3 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. Made with Metropix ©2024



### HIGHLIGHTS

- ❖ DETACHED
- ❖ GARAGE
- ❖ DRIVEWAY
- ❖ THREE DOUBLE BEDROOMS
- ❖ TWO BATHROOMS
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ SPACIOUS LOUNGE
- ❖ FITTED KITCHEN
- ❖ CLOAKROOM
- ❖ A MUST SEE

**\*\* DETACHED HOME WITH DRIVEWAY AND GARAGE \*\***

We are delighted to welcome to the sales market this wonderful three bedroom detached property, located in the sought after area of Guardians Way, Milton.

The ground floor comprises of a modern fitted kitchen/diner and a spacious lounge which has patio doors overlooking the garden. The ground floor is completed by the WC which is situated underneath the staircase. The east facing garden has been laid to paving slab, meaning it is extremely low maintenance and you

also have rear access leading to the off road parking.

The first floor boasts three double bedrooms with the master benefiting from a modern en-suite and a fitted wardrobe. Completing the first floor is the modern three piece bathroom, which is finished to a very good standard.

This property has been neutrally decorated throughout and boasts many features that make a perfect family home; to arrange your internal viewing please call Bernard 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](http://www.bernardsestates.co.uk)



# PROPERTY INFORMATION

**LOUNGE**  
17'9" x 10'9" (5.42 x 3.28)

**KITCHEN/DINER**  
17'7" x 10'7" (5.38 x 3.25)

**WC**  
5'2" x 3'2" (1.58 x 0.97)

**BEDROOM ONE**  
11'10" x 10'11" (3.61 x 3.33)

**ENSUITE**  
8'0" x 5'6" (2.44 x 1.70)

**BEDROOM TWO**  
10'11" x 8'7" (3.33 x 2.62)

**BEDROOM THREE**  
10'9" x 9'8" (3.30 x 2.95)

**BATHROOM**  
6'5" x 6'5" (1.96 x 1.96)

**GARAGE**  
19'7" x 9'11" (5.99 x 3.04)

**COUNCIL TAX**  
The local authority is Portsmouth city Council.

**BAND : D – £1,980.76**

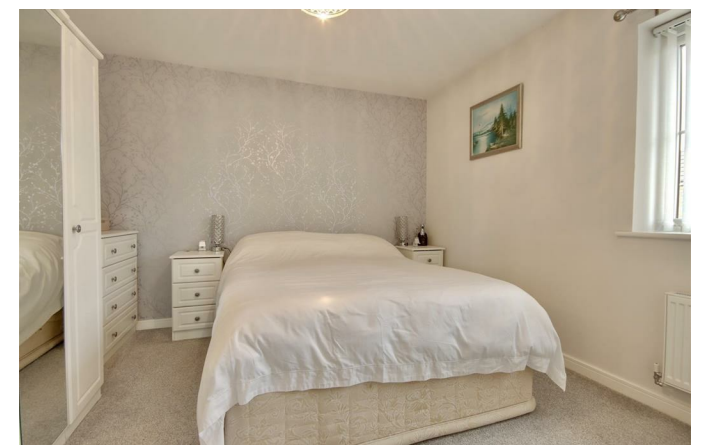
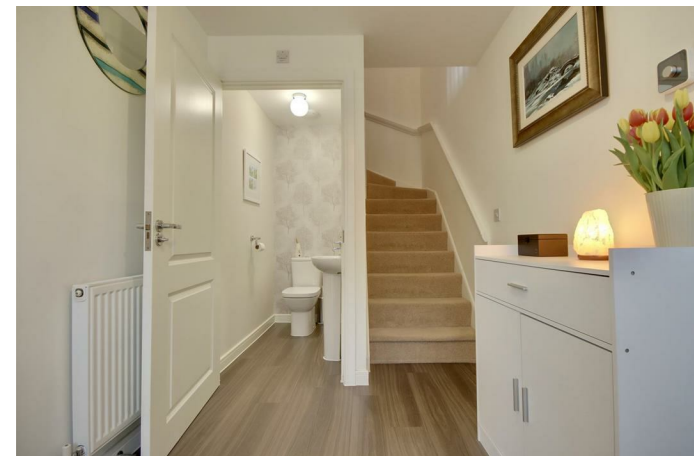
**CONVEYANCING**  
Choosing the right conveyancing solicitor is extremely important to ensure that you obtain an effective yet cost-efficient solution. The lure of supposedly cheaper on-line "conveyancing warehouse" style services can be very difficult to ignore but this is a route fraught with problems 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. 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 ADVICE**  
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 (92-100) <b>A</b>	82 <b>B</b> 93
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
Not energy efficient - higher running costs (1-20) <b>G</b>	

EU Directive 2002/91/EC  
England & Wales



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