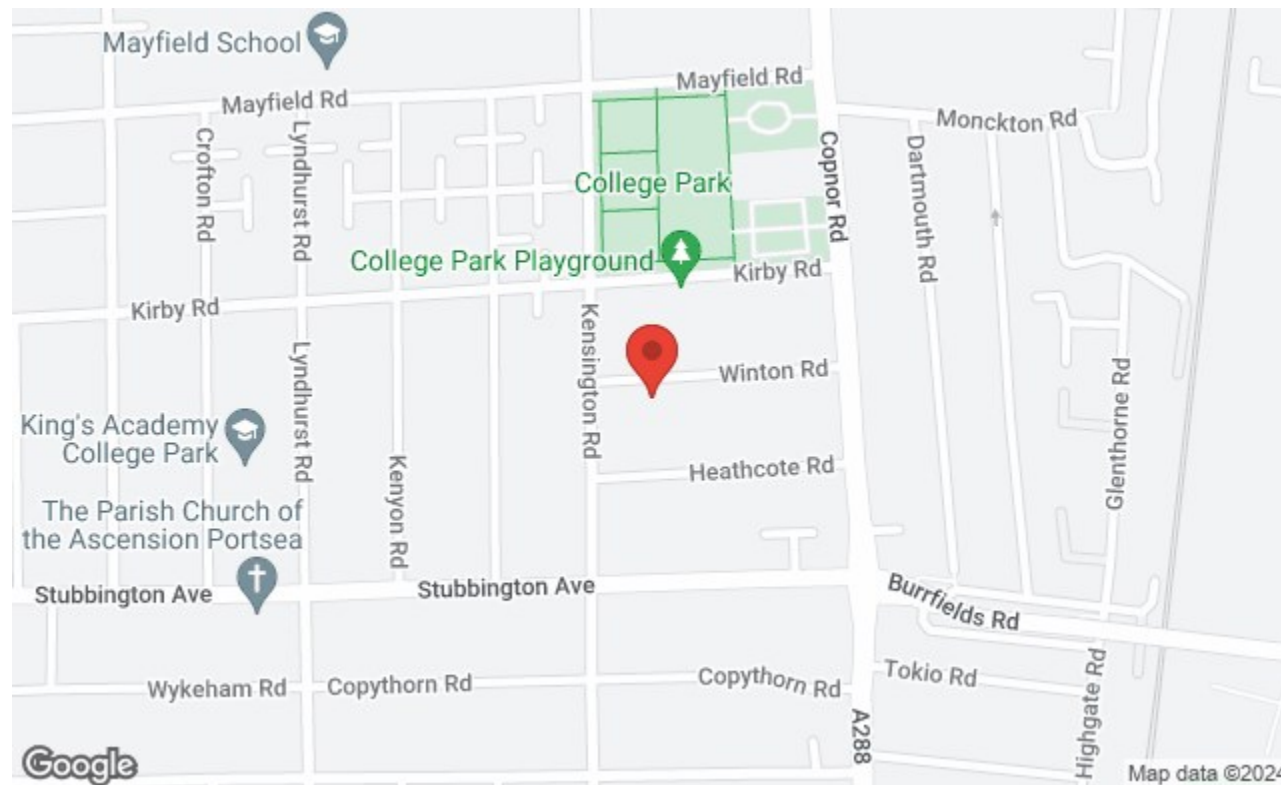
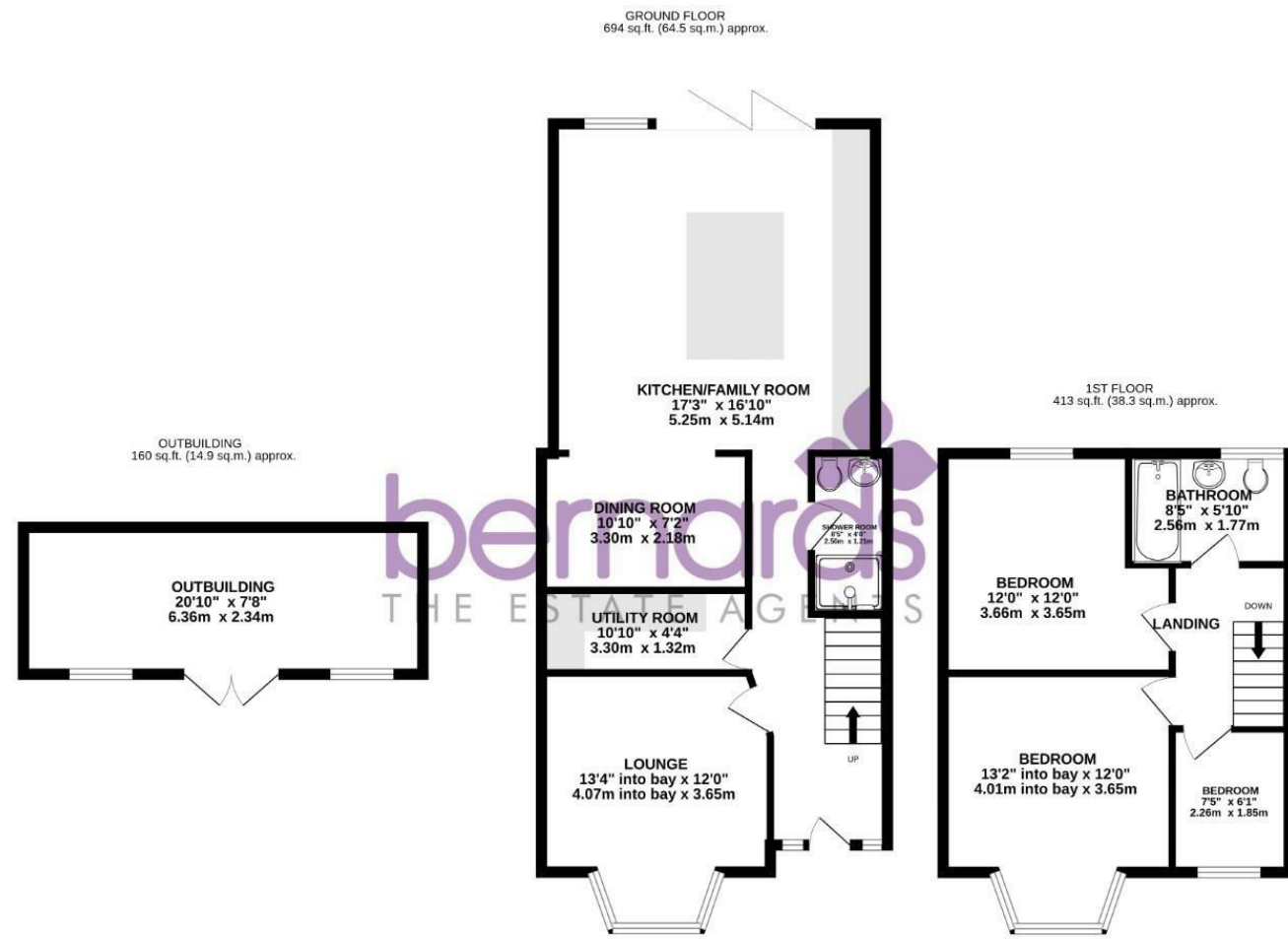


FOR SALE

£350,000

Winton Road, Portsmouth PO2 0JU

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- ❖ MID TERRACED HOME
- ❖ DOUBLE BAY & FORECOURT
- ❖ BEAUTIFULLY EXTENDED
- ❖ MODERN THROUGHOUT
- ❖ UTILITY ROOM
- ❖ SEPERATE DINING ROOM & LOUNGE
- ❖ DOWSTAIRS SHOWER ROOM
- ❖ UPSTAIRS BATHROOM
- ❖ HIGH STANDARD FINISH
- ❖ CALL TO ARRANGE INTERNAL VIEWING

**** BEAUTIFULLY EXTENDED ** SOUTH FACING GARDEN ****

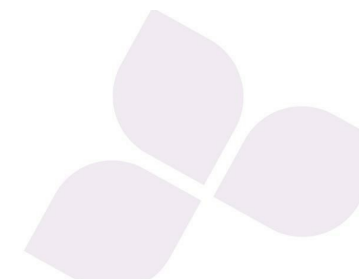
We are delighted to bring to the sales market this fantastic, terraced house situated along the sought-after location of Winton Road, Copnor. This property is perfect for those looking to upsize to a beautiful family home that is ready to move straight into!

This home offers spacious rooms throughout with downstairs comprising of front lounge with bay, off of the hallway you have access into the utility room and downstairs shower room. Continuing through to the large extension, you have a

modern fitted open plan kitchen/diner which has an extra seating area making it the perfect space for entertaining! With the south facing garden and bi-folding doors the property is flooded with natural light! The garden also benefits from an outbuilding to the rear. Upstairs, the space continues with three bedrooms and the modern three piece bathroom!

This property really is ready for the next family to move in to and enjoy everything that is on offer! To arrange your internal viewing on this home, please contact the Portsmouth Branch 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

ENTRANCE HALL

LOUNGE
13'4" x 11'11" (4.07 x 3.65)

UTILITY ROOM
10'9" x 4'3" (3.30 x 1.32)

DOWNSTAIRS SHOWER ROOM

DINING ROOM
10'9" x 7'1" (3.30 x 2.18)

KITCHEN/FAMILY ROOM
17'2" x 16'10" (5.25 x 5.14)

GARDEN

OUTBUILDING
20'10" x 7'8" (6.36 x 2.34)

BEDROOM ONE
13'1" x 11'11" (4.01 x 3.65)

BEDROOM TWO
12'0" x 11'11" (3.66 x 3.65)

BEDROOM THREE
7'4" x 6'0" (2.26 x 1.85)

UPSTAIRS BATHROOM
8'4" x 5'9" (2.56 x 1.77)

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : C – £1,760.67

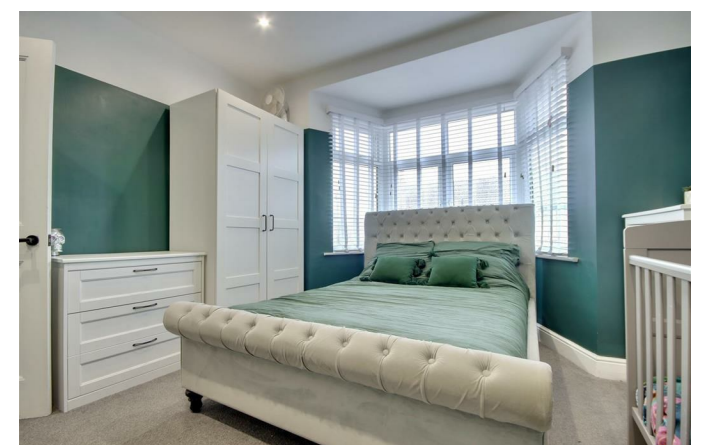
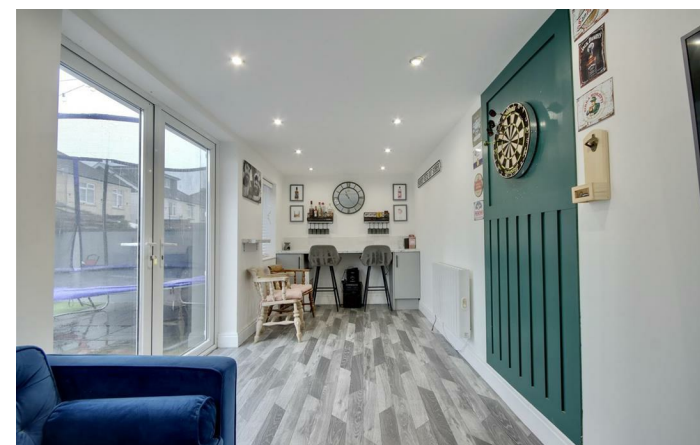
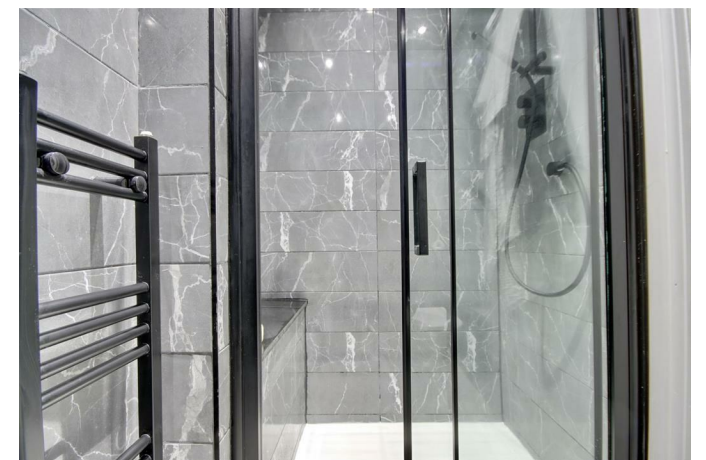
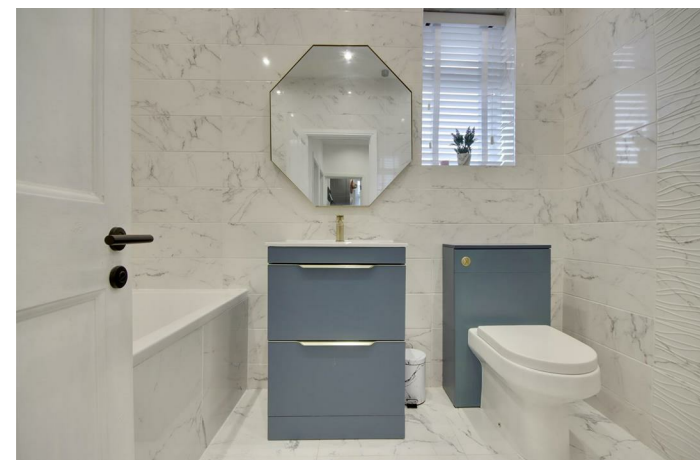
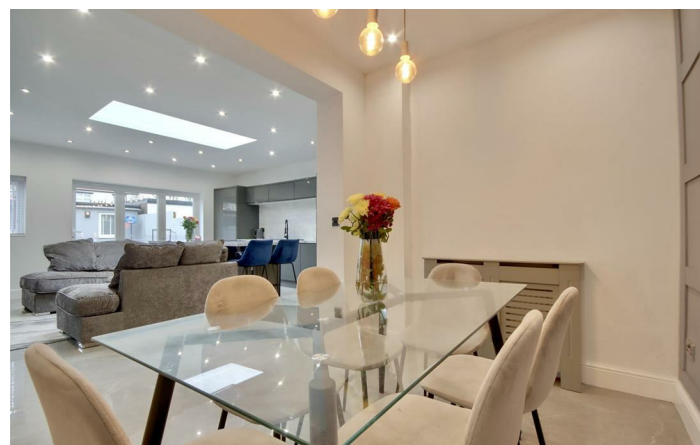
MORTGAGE ADVISOR
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

CONVEYANCING
Choosing the right conveyancing solicitor is extremely important to ensure

that you obtain an effective yet cost-efficient solution. The lure 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



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			
EU Directive 2002/91/EC		79	89
England & Wales			



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