

FOR SALE

Offers In The Region Of  
£325,000

Battenburg Avenue, Portsmouth PO2 0TB

bernards  
THE ESTATE AGENTS



TOTAL FLOOR AREA: 1054 sq.ft. (97.9 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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**HIGHLIGHTS**

- ❖ TOWNHOUSE
- ❖ GARAGE
- ❖ DRIVEWAY
- ❖ THREE BEDROOMS
- ❖ OPEN PLAN LIVING
- ❖ TWO BATHROOMS
- ❖ FITTED KITCHEN
- ❖ MODERN THROUGHOUT
- ❖ LOW MAINTENANCE GARDEN
- ❖ REAR ACCESS

**\*\* THREE BEDROOM TOWNHOUSE WITH DRIVEWAY & GARAGE \*\***

Bernards are pleased to welcome to the sales market this beautiful three bedroom townhouse located in Burgundy Terrace, Battenburg Avenue.

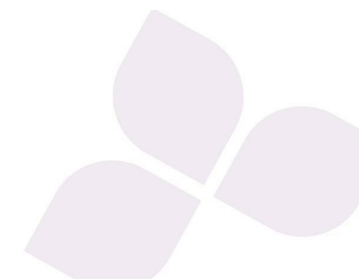
The ground floor comprises an integral garage with an electric roller door, the second bedroom which has access out into the low maintenance garden, and the downstairs shower room. Heading

up to the first floor, you will find the open plan living area completed by the modern fitted kitchen. On the second floor you have the master bedroom and third bedroom, finished with the four piece family bathroom.

Externally, you benefit from a large driveway which would fit two cars side by side.

Please call Bernards Portsmouth to arrange your viewing 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

**KITCHEN/LOUNGE/DINER**  
29'3" x 13'5" (8.92 x 4.11)

**BEDROOM ONE**  
10'11" x 10'5" (3.33 x 3.18)

**BEDROOM TWO**  
13'5" x 10'4" (4.11 x 3.17)

**BEDROOM THREE**  
13'5" x 7'6" (4.11 x 2.29)

**BATHROOM**  
9'1" x 6'5" (2.79 x 1.96)

**SHOWER ROOM**  
8'9" x 2'5" (2.69 x 0.74)

**GARAGE**  
16'2" x 7'6" (4.93 x 2.30)

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

**BAND : C – £1,760.67**

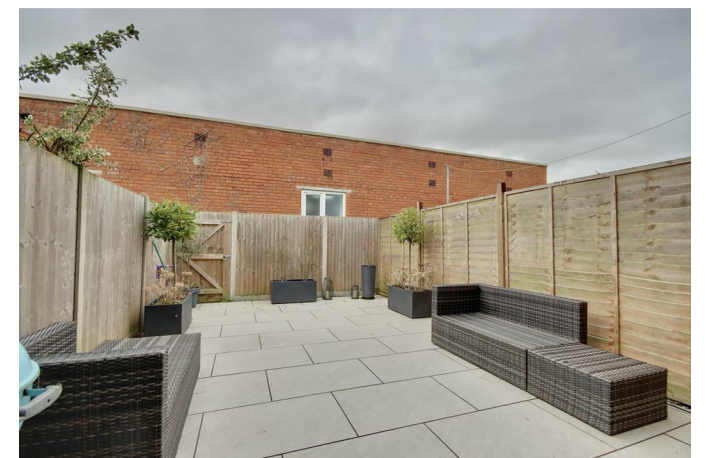
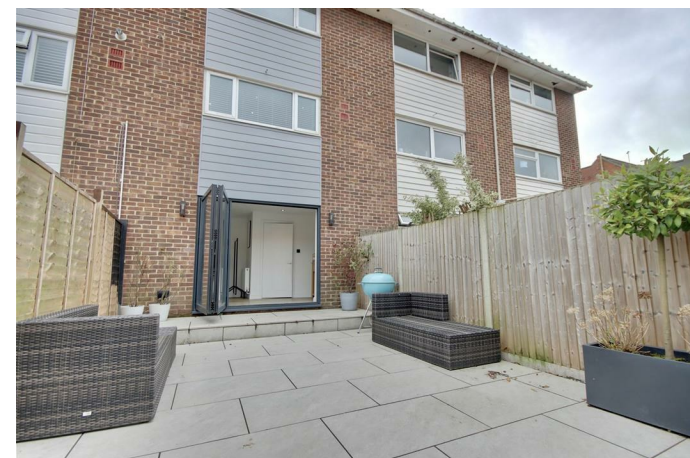
**MORTGAGE ADVISOR**  
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

**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**  
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		74	85
England & Wales			



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