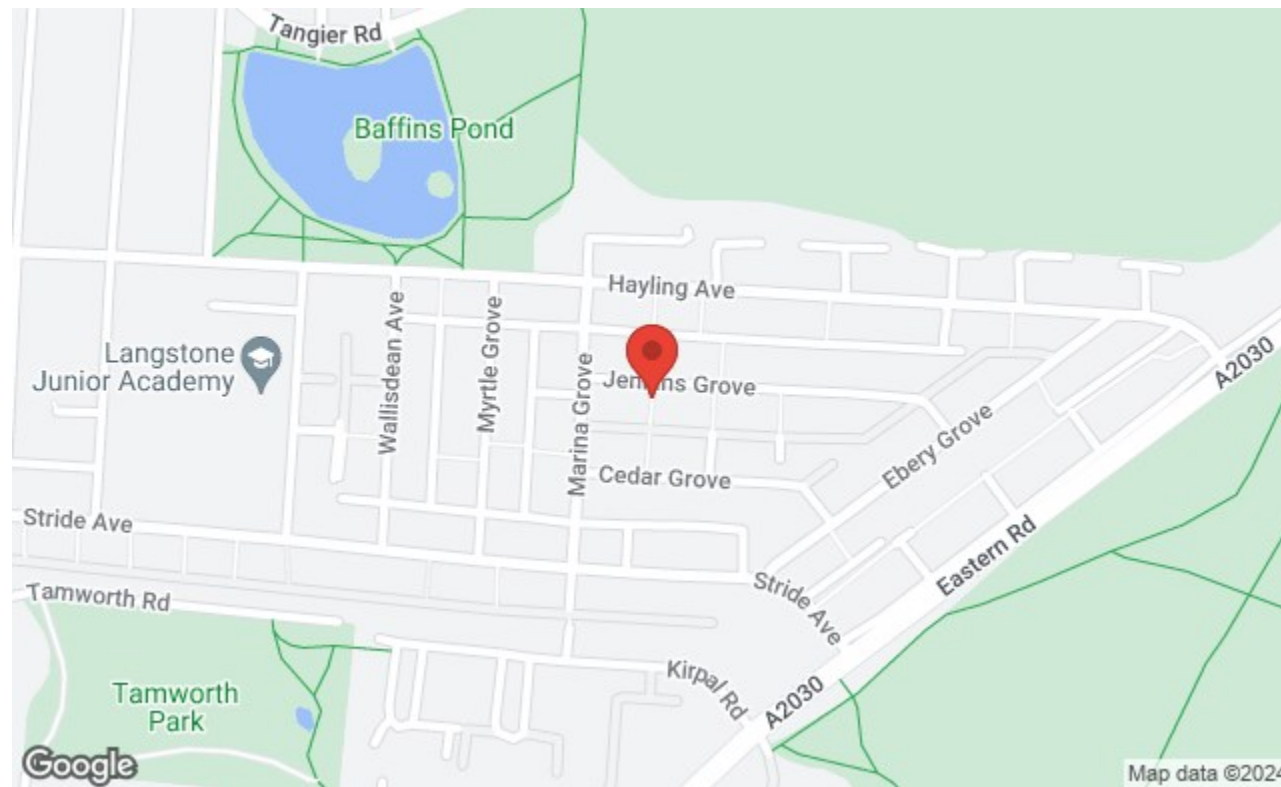
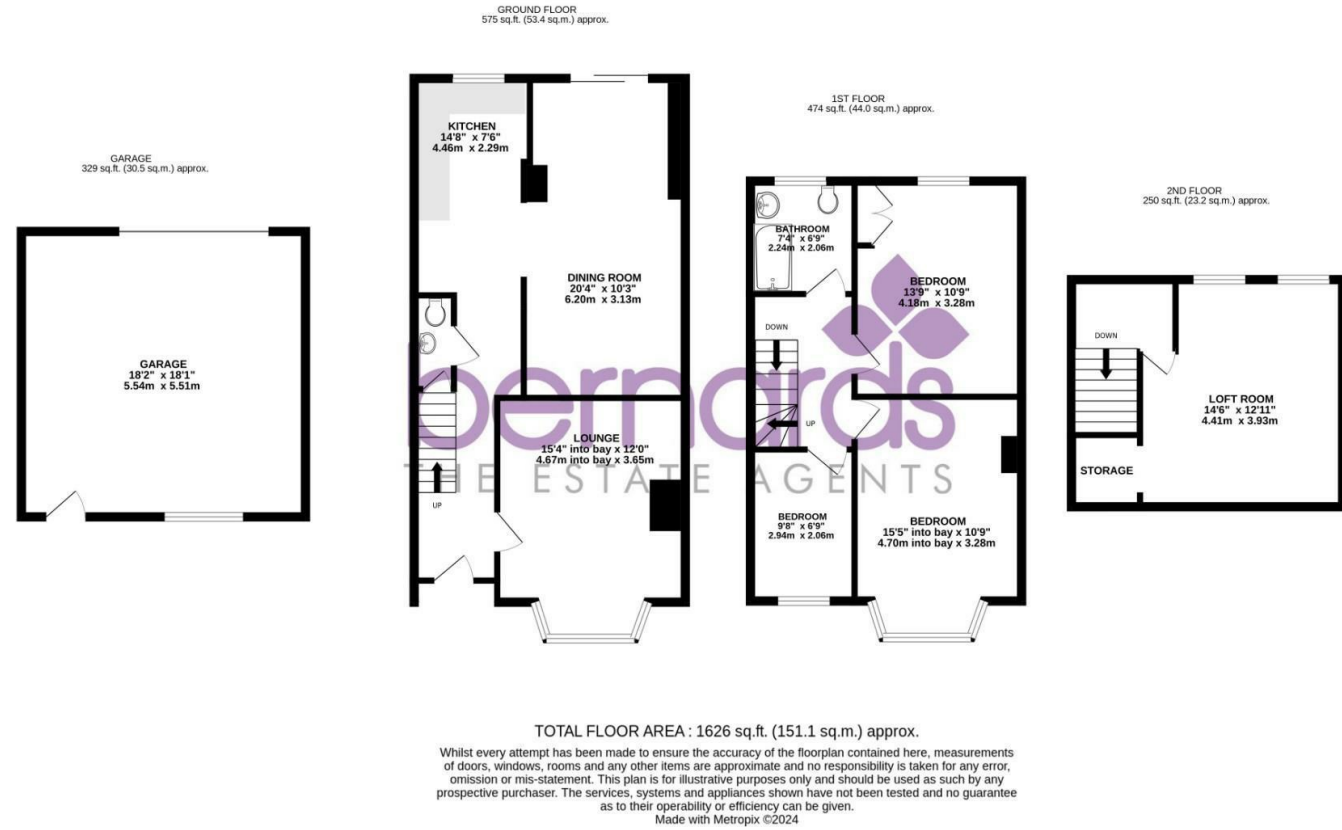


FOR SALE

Offers Over £350,000

Jenkins Grove, Portsmouth PO3 6HF

bernards THE ESTATE AGENTS



3 1 2
HIGHLIGHTS

- ❖ END OF TERRACE
- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ LOFT ROOM
- ❖ DOUBLE GARAGE
- ❖ OPEN PLAN LIVING
- ❖ SEPARATE LOUNGE
- ❖ DOWNSTAIRS TOILET
- ❖ SOUTH FACING GARDEN
- ❖ NO ONWARD CHAIN

**** THREE BEDROOM END TERRACED HOUSE WITH LOFT ROOM & DOUBLE GARAGE ****

We are pleased to bring to the sales market this end terraced, spacious family home situated in the sought after area of Jenkins Grove, Baffins.

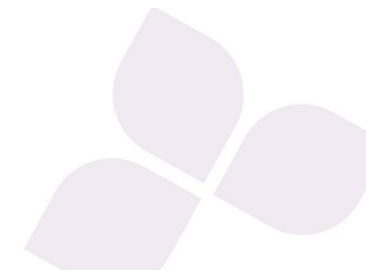
Externally, this property boasts a double bay and forecourt. Moving inside, off of the bright and airy hallway you have access into the front aspect lounge and the downstairs toilet which is located under the stairs. Continuing through, you are greeted by the fitted kitchen which opens up into the large open plan living/dining

area boasting solid oak flooring, making it a perfect space for families and entertaining. The low maintenance garden is south facing and has a double garage to the rear with the added benefits of power, lighting, and an electric roller door.

Going upstairs, there is a large landing space off of which you benefit from three generous size bedrooms and the three piece family bathroom. Completing this lovely home is the loft converted room which acts as a fourth bedroom.

To arrange your internal viewing, please call 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

LOUNGE
15'3" x 11'11" (4.67 x 3.65)

DINING ROOM
20'4" x 10'3" (6.20 x 3.13)

KITCHEN
14'7" x 7'6" (4.46 x 2.29)

BEDROOM ONE
15'5" x 10'9" (4.70 x 3.28)

BEDROOM TWO
13'8" x 10'9" (4.18 x 3.28)

BEDROOM THREE
7'4" x 6'9" (2.24 x 2.06)

LOFT ROOM
14'5" x 12'10" (4.41 x 3.93)

GARAGE
18'2" x 18'0" (5.54 x 5.51)

COUNCIL TAX
The local authority is Portsmouth City Council.

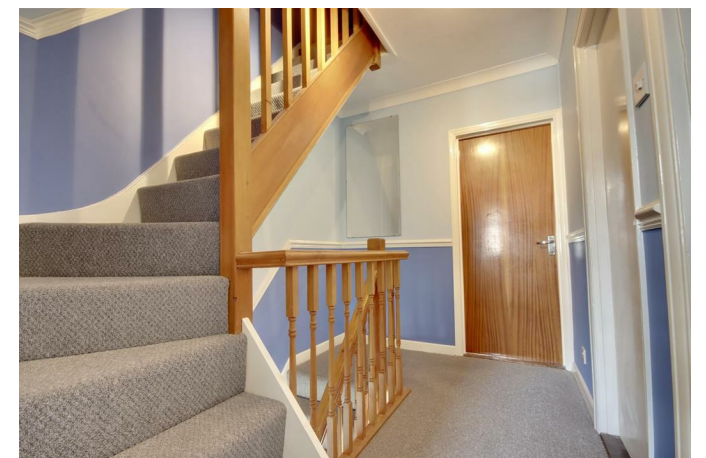
BAND: C £1,761.40

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.

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	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
69	81
EU Directive 2002/91/EC	
England & Wales	



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