

Offers Over £210,000

Manor Park Avenue, Portsmouth PO3  
5BD

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ MID TERRACED
- ❖ TWO DOUBLE BEDROOMS
- ❖ TWO RECEPTION ROOMS
- ❖ NEUTRAL KITCHEN
- ❖ DOWNSTAIRS BATHROOM
- ❖ WEST FACING GARDEN
- ❖ MODERN THROUGHOUT
- ❖ FITTED WARDROBES
- ❖ PERFECT FIRST HOME
- ❖ A MUST SEE

### \*\* MODERN TWO BEDROOM HOME \*\*

We are delighted to welcome to the market this lovely two bedroom home in the popular location of Manor Park Avenue, Copnor. This property is only a short walk from local amenities and transport links.

The ground floor is comprised of two reception rooms, a front aspect lounge, which is flooded with natural light from the bay window. Through the lounge, the property benefits from another

reception room, which is used as a dining room. The property has a modern three piece bathroom suite which is accessed through the neutral kitchen. The low maintenance garden is east facing.

Upstairs leads to two double bedrooms which are both neutrally decorated.

Please call Bernards Portsmouth on 02392 728090 to arrange your internal viewing.

Call today to arrange a viewing

02392 728090

[www.bernardsestates.co.uk](http://www.bernardsestates.co.uk)





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# PROPERTY INFORMATION

## LOUNGE

13'1" x 10'5" (4 x 3.2)

## DINING ROOM

13'1" x 10'5" (4 x 3.2)

## KITCHEN

12'1" x 8'6" (3.7 x 2.6)

## BATHROOM

## BEDROOM ONE

13'1" x 10'5" (4 x 3.2)

## BEDROOM TWO

13'1" x 10'5" (4 x 3.2)

## COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : B – £1,614.24

## 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. Bernards 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 Bernards. 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 Bernards Estate Agents are marketing, please make contact with your local office so we can verify/check your financial/Mortgage situation.

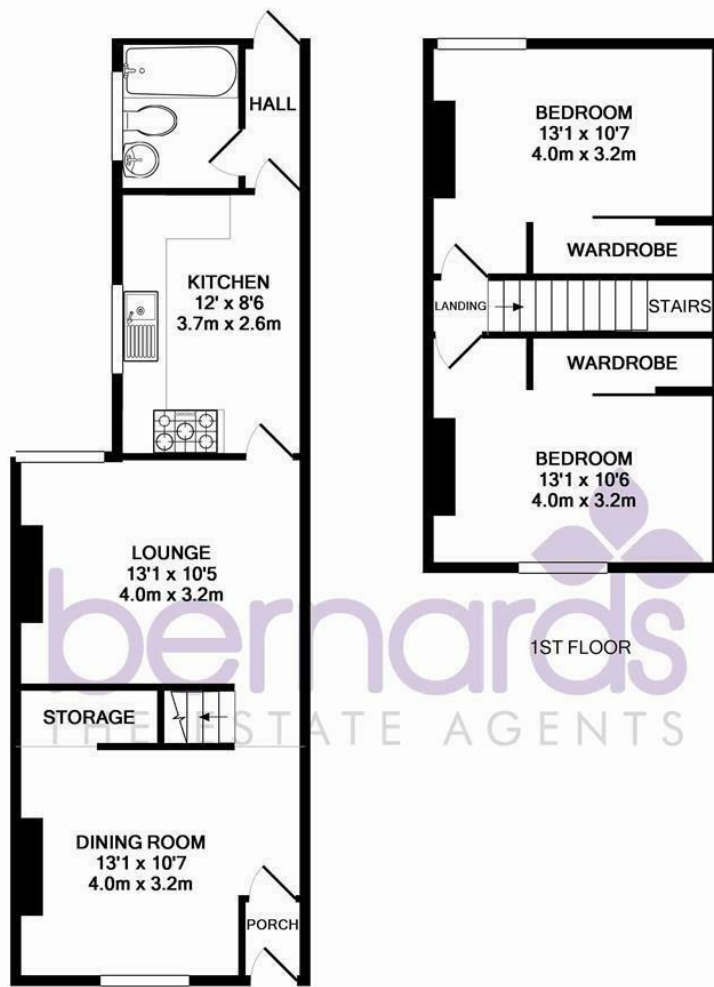
## ANTI MONEY LAUNDERING

Bernards 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 |                         | 87        |
| (81-91)                                     | B |                         |           |
| (69-80)                                     | C | 65                      |           |
| (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 |           |





GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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