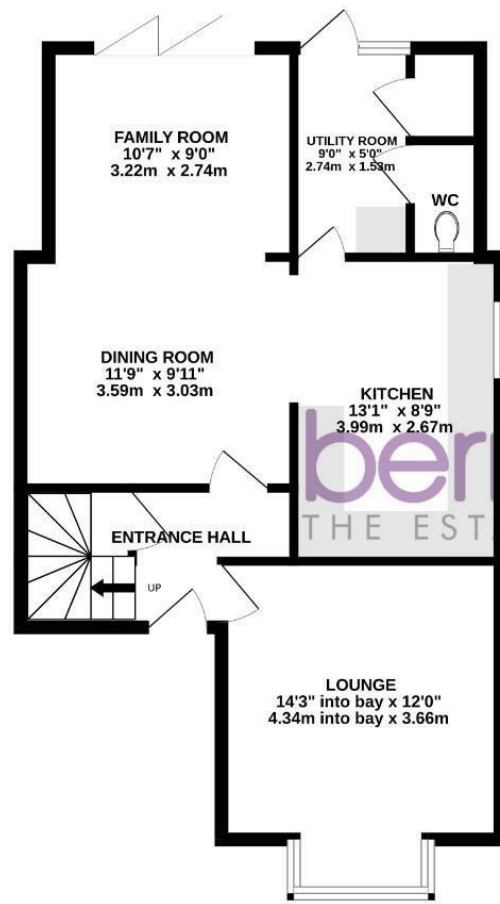
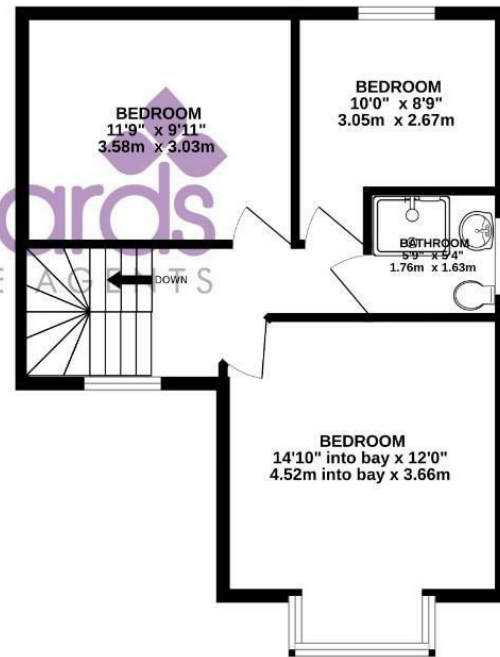


GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR
452 sq.ft. (42.0 sq.m.) approx.



bernards
THE ESTATE AGENTS

TOTAL FLOOR AREA: 1071 sq.ft. (99.5 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



129 London Road, Portsmouth, Hampshire, PO2 9AA
t: 02392 728090



FOR SALE

Offers Over £340,000

Madeira Road, Portsmouth PO2 0SZ

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- UPSTAIRS MODERN BATHROOM
- EXTENDED GROUND FLOOR
- OPEN PLANNED KITCHEN/DINER
- NEW ROOF IN 2023
- OFF ROAD PARKING
- NO ONWARD CHAIN
- FANTASTIC FAMILY ROOM
- SOUTH FACING GARDEN

**** OFF ROAD PARKING ** NO ONWARD CHAIN ** SOUTH FACING GARDEN ****

We are delighted to welcome to the sales market this three bedroom, semi detached family home situated in the sought after location of Madeira Road, Hilslea.

Upon entrance to the property you have access into the front aspect lounge with bay window, continuing through you will find the modern fitted kitchen/diner which is open plan with further living space in the family room. The downstairs is completed by the utility room and downstairs toilet. The

large south facing garden is laid to a mix of decking, lawn, and patio slab.

Upstairs benefits from two double bedrooms and a third single bedroom, and the modern family shower room.

This property is completed by the driveway to the front of the house.

We strongly advise to arrange an early viewing on this property to avoid disappointment, please call Bernards Portsmouth on 02392 728090.

Call today to arrange a viewing

02392 728090

www.bernardsestates.co.uk



PROPERTY INFORMATION

- ENTRANCE HALL**
- LOUNGE**
14'2" x 12'0" (4.34 x 3.66)
- KITCHEN**
13'1" x 8'9" (3.99 x 2.67)
- DINING ROOM**
11'9" x 9'11" (3.59 x 3.03)
- FAMILY ROOM**
10'6" x 8'11" (3.22 x 2.74)

- UTILITY SPACE**
8'11" x 5'2" (2.74 x 1.58)
- DOWNSTAIRS WC**
- BEDROOM ONE**
14'9" x 12'0" (4.52 x 3.66)
- BEDROOM TWO**
11'8" x 9'11" (3.58 x 3.03)
- BEDROOM THREE**
10'0" x 8'9" (3.05 x 2.67)

- UPSTAIRS FAMILY BATHROOM**
5'9" x 5'4" (1.76 x 1.63)
- PORTSMOUTH COUNCIL TAX**
The local authority is Portsmouth City Council.
- BAND : C – £1,844.85**

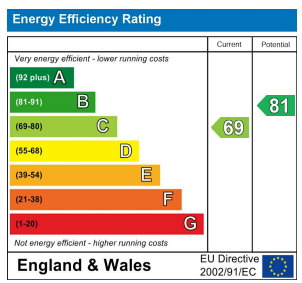
MORTGAGE ADVISOR
We offer financial services here at Bernard's. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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



Call today to arrange a viewing
02392 728090
www.bernardstates.co.uk

