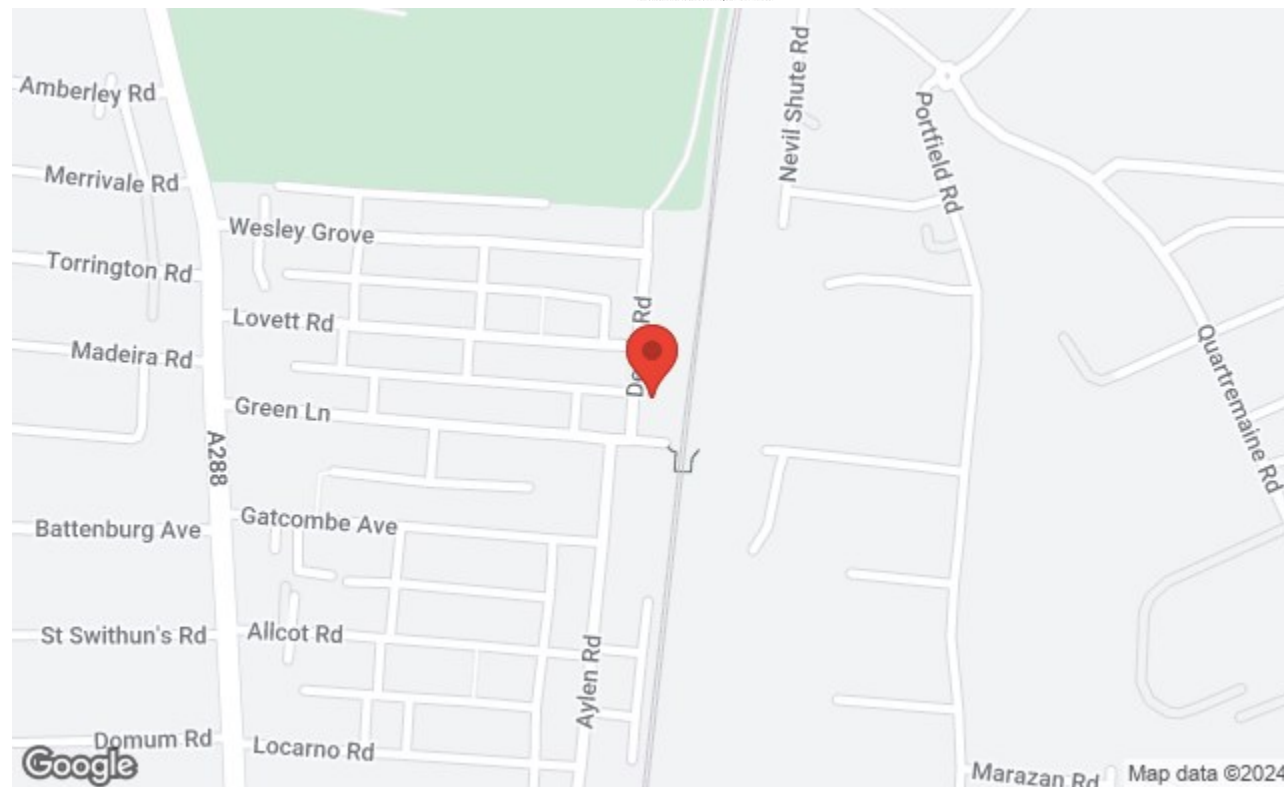


TOTAL FLOOR AREA : 1030 sq.ft. (95.7 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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129 London Road, Portsmouth, Hampshire, PO2 9AA
 t: 02392 728090



FOR SALE

Offers In The Region Of
£325,000
 Devon Road, Portsmouth PO3 5ET

bernards
 THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 2 living areas

HIGHLIGHTS

- ❖ MID TERRACED
- ❖ DOUBLE BAY & FORECOURT
- ❖ THREE BEDROOMS
- ❖ OPEN PLAN KITCHEN/DINER
- ❖ SEPARATE LOUNGE
- ❖ UTILITY ROOM & WC
- ❖ LOW MAINTENANCE GARDEN
- ❖ OUTBUILDING & REAR ACCESS
- ❖ MODERN THROUGHOUT
- ❖ PERFECT FIRST HOME

**** IMMACULATE THREE BEDROOM HOME IN COPNOR ****

We are delighted to introduce to the sales market, this stunning property in the sought after location of Devon Road, Copnor.

Entering the property, you are greeted by a welcoming entrance hallway. Off the entrance hall, you have access to the bright and airy lounge which is flooded with light from the large bay window. Moving through, you have access to the dining room which is open plan to the modern fitted kitchen. The ground floor is completed by the conservatory which functions as a utility room, and the

downstairs toilet.

The rear garden is a great size, it is partially paved and completed with artificial grass making it low maintenance. The east facing garden also benefits from an outbuilding and rear access.

Moving back into the property and up to the first floor, you will find three bedrooms, two of which are doubles, and the modern three-piece family bathroom.

This wonderful property has all the characteristics of a fantastic family home, meaning we strongly recommend booking an early viewing to avoid disappointment. Please call Bernards Portsmouth on 02392 728090.

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



PROPERTY INFORMATION

LOUNGE
13'3" x 12'0" (4.06 x 3.68)

KITCHEN/DINER
17'10" x 11'11" (5.44 x 3.65)

CONSERVATORY/UTILITY
14'0" x 5'4" (4.29 x 1.63)

BEDROOM ONE
13'5" x 10'9" (4.09 x 3.30)

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

BEDROOM THREE
7'1" x 6'9" (2.18 x 2.06)

BATHROOM
5'7" x 5'10" (1.71 x 1.78)

OUTBUILDING
18'4" x 7'1" (5.59 x 2.18)

COUNCIL TAX
The local authority is Portsmouth City Council.

BAND : C – £1,844.85

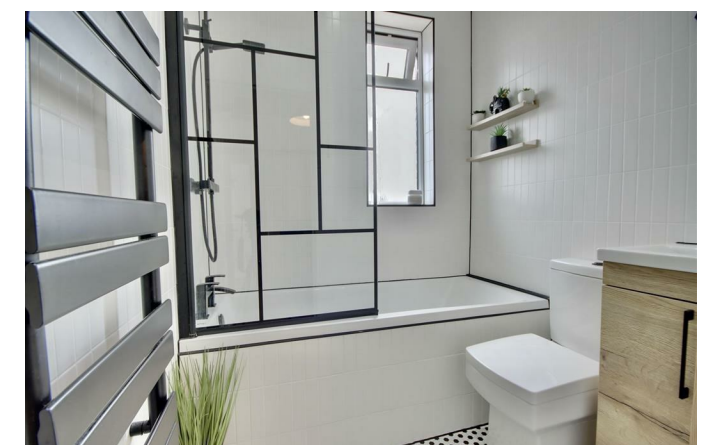
MORTGAGE ADVICE
We offer financial services here at Bernards. If you would like to review your current Agreement In Principle or are yet to source a lender, we have a number of experienced Financial Advisors who will be happy to help.

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.

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.

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 (92-100) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
71	
EU Directive 2002/91/EC	
England & Wales	



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