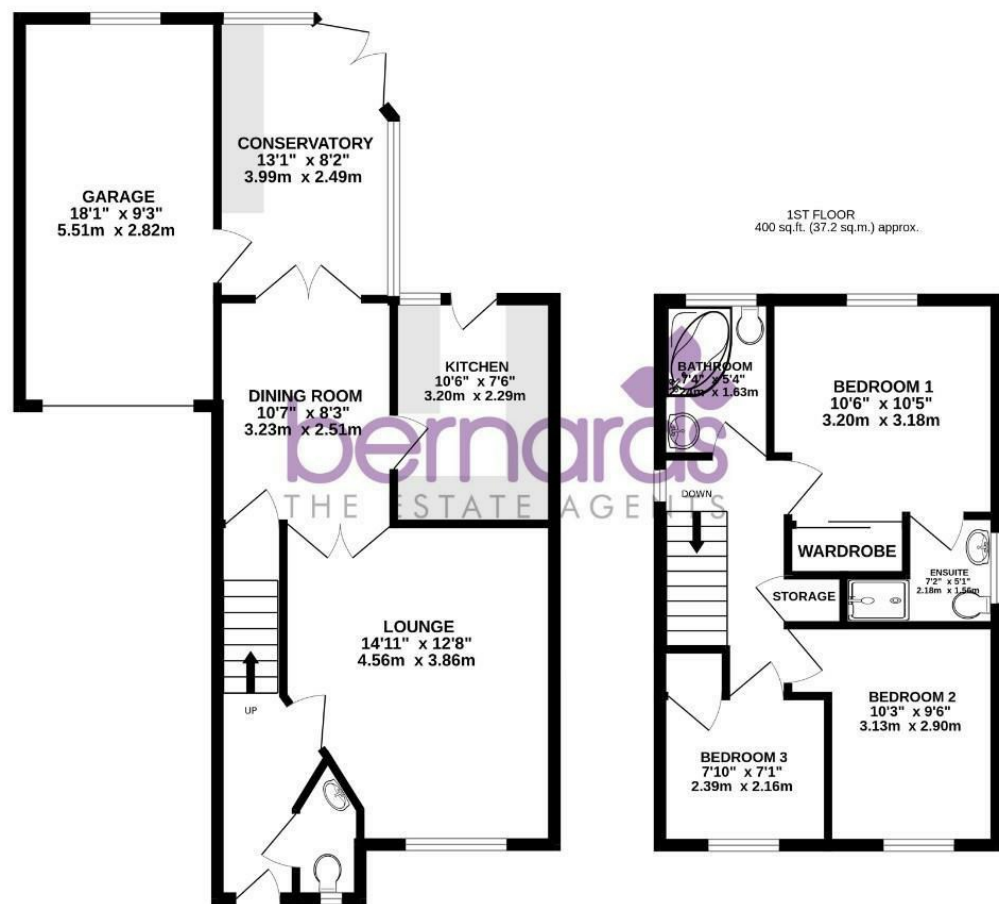


GROUND FLOOR  
683 sq.ft. (63.5 sq.m.) approx.



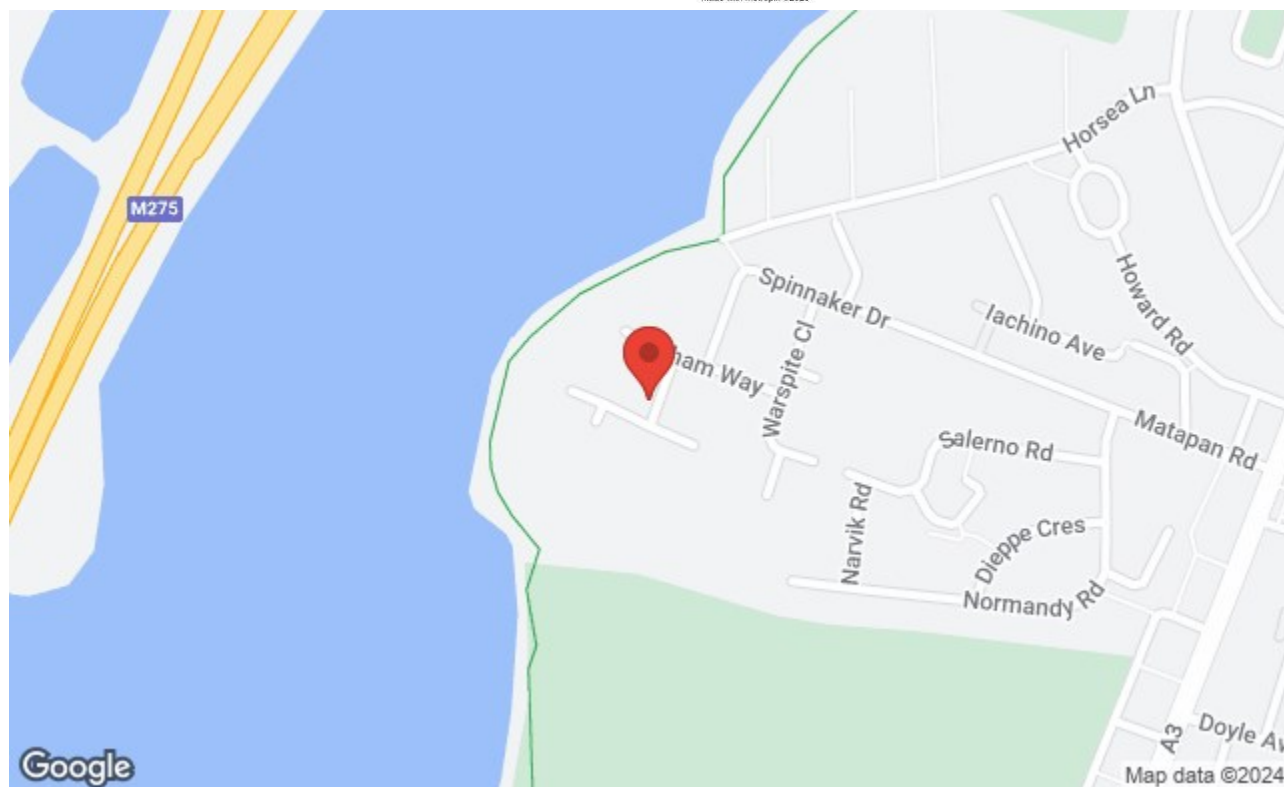
TOTAL FLOOR AREA : 1084 sq.ft. (100.7 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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**FOR SALE**

Offers In Excess Of £415,000

Valiant Gardens, Portsmouth PO2 9NZ

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THE ESTATE AGENTS



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### HIGHLIGHTS

- ❖ LINK DETACHED
- ❖ DRIVEWAY
- ❖ GARAGE
- ❖ THREE BEDROOMS
- ❖ EN-SUITE TO MASTER
- ❖ CONSERVATORY
- ❖ SIDE ACCESS
- ❖ GREAT LOCATION
- ❖ CLOSE TO THE SHORELINE
- ❖ A MUST SEE!

\*\*\* LINK-DETACHED FAMILY HOME  
\*\*\* OFF ROAD PARKING & GARAGE  
\*\*\*

We are delighted to welcome to the sales market this fantastic three bedroom, link-detached family home, located in a central and sought after estate within a cul-de-sac.

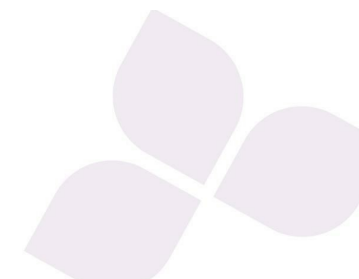
The ground floor comprises of a modern fitted kitchen, separate diner which has access in to the conservatory. The living room to the front of the house. Completing the ground floor, is the W.C which adds excellent practicality.

The rear garden is well presented, laid patio. The property also benefits from off road parking for multiple vehicles and the garage.

The first floor boasts three bedrooms with the master benefiting from a modern en-suite and built in wardrobes. Completing the first floor are bedrooms two, three and and the modern three piece bathroom.

To arrange your internal viewing of this fantastic, modern family home please contact 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**  
14'11" x 12'7" (4.56 x 3.86)

**DINING ROOM**  
10'7" x 8'2" (3.23 x 2.51)

**KITCHEN**  
10'5" x 7'6" (3.20 x 2.29)

**CONSERVATORY**  
13'1" x 8'2" (3.99 x 2.49)

**GARAGE**  
18'0" x 9'3" (5.51 x 2.82)

**BEDROOM ONE**  
10'5" x 10'5" (3.20 x 3.18)

**BEDROOM TWO**  
10'3" x 9'6" (3.13 x 2.90)

**BEDROOM THREE**  
7'10" x 7'1" (2.39 x 2.16)

**BATHROOM**  
7'4" x 5'4" (2.24 x 1.63)

**ENSUITE**  
7'1" x 5'1" (2.18 x 1.56)

**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.

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

**BAND :**  
**REMOVAL QUOTE**  
As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

**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.



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	
England & Wales	



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02392 728090  
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