

FOR SALE

Offers In The Region Of £500,000

Latimer Court, Portsmouth PO3 5UW

bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1487 sq.ft. (138.2 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



4 bedrooms, 2 bathrooms, 2 reception rooms

HIGHLIGHTS

- DETACHED
- FOUR BEDROOMS
- EN-SUITE TO MASTER
- TWO RECEPTION ROOMS
- CLOAKROOM
- UTILITY ROOM
- CHAIN FREE
- DOUBLE GARAGE + PARKING
- FANTASTIC FAMILY HOME
- A MUST SEE!

FOUR BEDROOM DETACHED FAMILY HOME

We are delighted to introduce to the sales market, this very well presented property in the entrance of a sought after cul-de-sac in Anorage Park.

This charming property boasts a double garage with electrics and parking for multiple cars.

Moving inside, the property has a well appointed lounge, which has dual aspect windows, flooding the room with natural light.

Moving through, the dining room is a great family space to get together round the table.

The kitchen is finished to a good standard, with ample work surface space and an opening into a large utility space.

The rear garden is very well presented and laid to lawn and wraps around the property. The ground floor is completed by a w.c, accessed from the entrance hall

Moving upstairs, the property has four, bright and airy bedrooms, with the master benefitting from an ensuite bathroom.

The property is completed by the modern bathroom.

We strongly recommend booking an internal viewing to fully appreciate what's on offer.

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



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



PROPERTY INFORMATION

ENTRANCE HALL
LOUNGE
 15'7" x 14'2" (4.75 x 4.33)

DINING ROOM
 11'5" x 9'3" (3.50 x 2.84)

W/C
KITCHEN
 12'4" x 8'11" (3.76 x 2.72)

UTILITY ROOM
 8'9" x 7'0" (2.67 x 2.14)

BEDROOM ONE
 14'0" x 8'11" (4.29 x 2.72)

EN-SUITE
 6'11" x 5'8" (2.11 x 1.75)

BEDROOM TWO
 12'0" x 10'0" (3.68 x 3.07)

BEDROOM THREE
 11'5" x 9'6" (3.50 x 2.90)

BEDROOM FOUR
 10'11" x 6'5" (3.33 x 1.98)

BATHROOM
 7'11" x 6'9" (2.43 x 2.070)

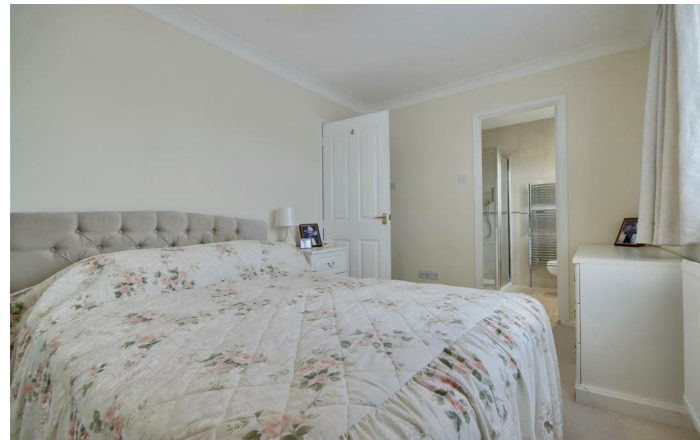
PORTSMOUTH COUNCIL TAX
 The local authority is Portsmouth City Council.

BAND : E

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.

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.



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	
EU Directive 2002/91/EC	
England & Wales	



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