

FOR SALE

Offers Over £375,000

Stride Avenue, Portsmouth PO3 6HL

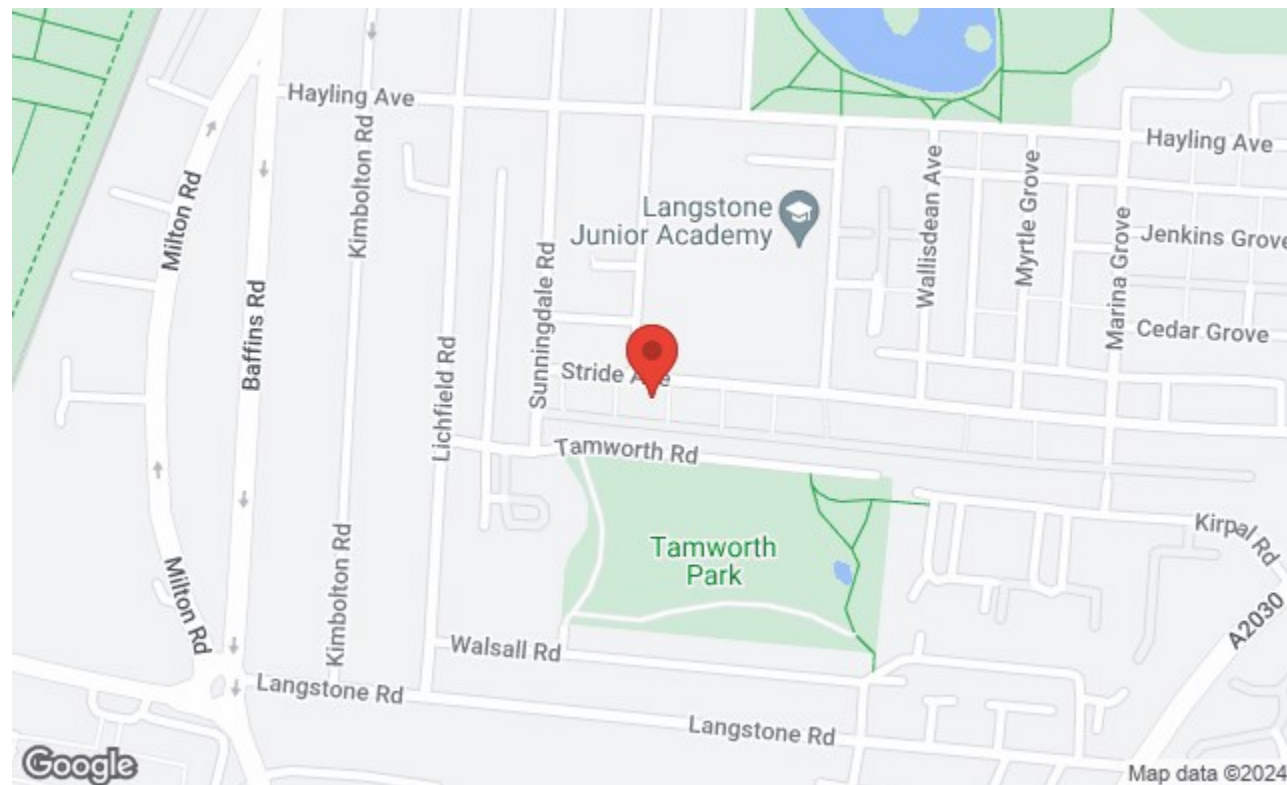
bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 1331 sq.ft. (123.6 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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HIGHLIGHTS

- ❖ MID-TERRACE
- ❖ FOUR BEDROOMS
- ❖ EN-SUITE
- ❖ OPEN PLAN KITCHEN
- ❖ ISLAND
- ❖ BI-FOLDS
- ❖ SOUTH FACING GARDEN
- ❖ CLOAKROOM
- ❖ MODERN THROUGHOUT
- ❖ A MUST SEE!!

**** BEAUTIFULLY EXTENDED HOME ****
OPEN PLAN KITCHEN/DINER **

We are delighted to offer to the market this stunning four bedroom, mid-terraced house in the sought after location of Stride Avenue - Baffins . Situated just a short walk local shops, schools and Baffins pond, it is perfect for those looking for a beautiful family home.

This house has been beautifully modernized throughout and benefits from a ground floor rear extension creating a fantastic open planned kitchen/dining/living space. Downstairs also benefits from a

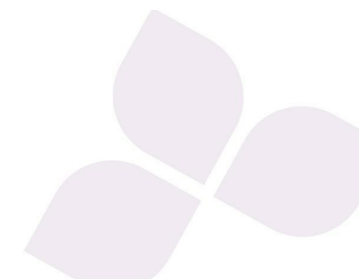
spacious lounge and downstairs W/C. Upstairs you have three bedrooms, two of which are doubles with the main bedroom benefiting from an en-suite shower room, and the modern three piece family bathroom.

Moving to the second floor we have the spacious fourth bedroom.

the south-facing rear garden has the scope to put your own stamp on it and rear access.

To arrange your viewing and find out further information regarding the the Open Day, please contact us 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

- ENTRANCE HALL**
- LOUNGE**
14'2" x 12'8" (4.34 x 3.87)
- KITCHEN/DINER**
21'5" x 19'10" (6.54 x 6.07)
- W/C**
- BEDROOM ONE**
14'2" x 13'5" (4.34 x 4.09)
- EN-SUITE**
- BEDROOM TWO**
10'11" x 10'7" (3.35 x 3.23)
- BEDROOM THREE**
9'0" x 7'10" (2.76 x 2.41)
- BATHROOM**
5'6" x 5'2" (1.68 x 1.60)
- BEDROOM**
15'1" x 11'6" (4.60 x 3.51)

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.

PORTSMOUTH COUNCIL TAX
The local authority is Portsmouth City Council.

BAND :

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



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			
England & Wales		EU Directive 2002/91/EC	



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