

FOR SALE

Offers In Excess Of £290,000

Feltons Place, Portsmouth PO3 5LU

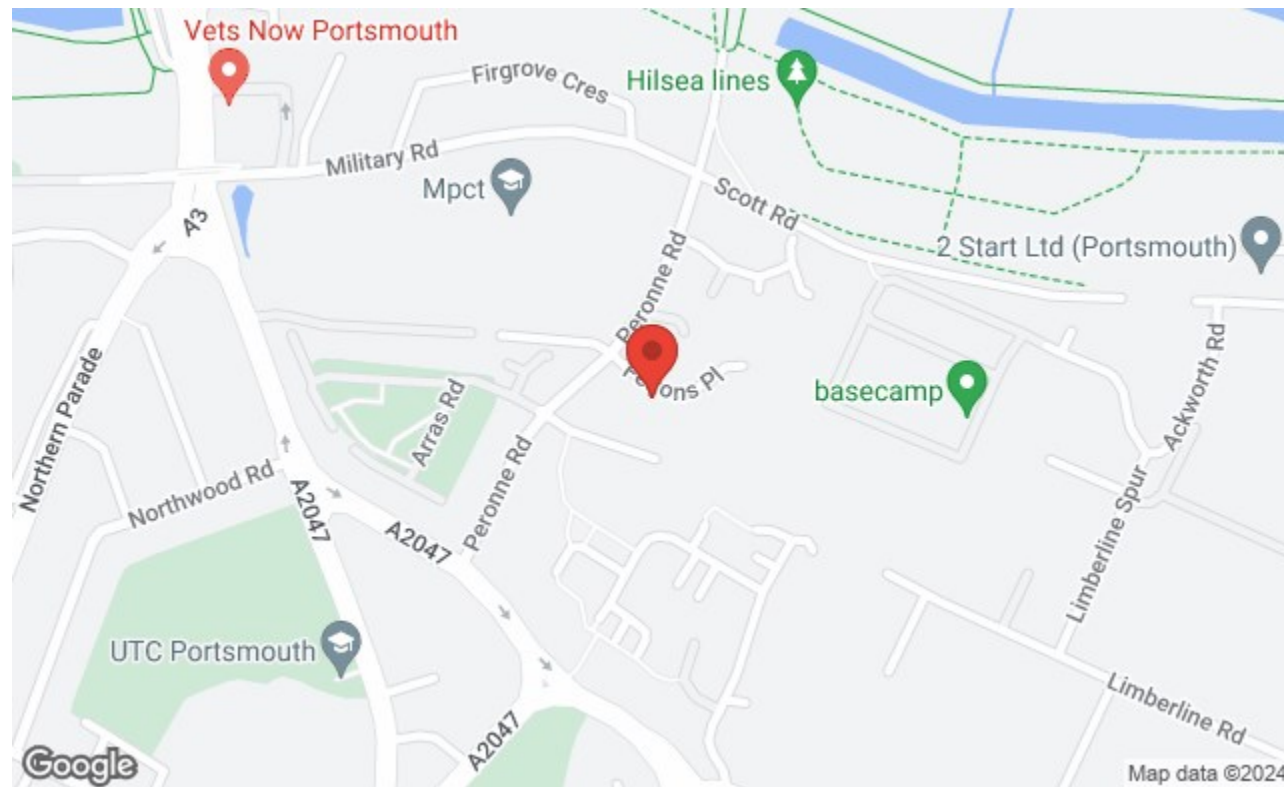
bernards THE ESTATE AGENTS



TOTAL FLOOR AREA: 850 sq.ft. (79.0 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

- ❖ SEMI DETACHED
- ❖ CUL DE SAC
- ❖ TWO BEDROOMS
- ❖ UPSTAIRS BATHROOM
- ❖ GARAGE
- ❖ DRIVEWAY FOR 3 CARS
- ❖ SOUTH FACING GARDEN
- ❖ FITTED KITCHEN
- ❖ SOUGHT AFTER LOCATION
- ❖ A MUST SEE

** TWO BEDROOM SEMI DETACHED HOME WITH DRIVEWAY & GARAGE **

We are delighted to offer for sale this two bedroom, semi detached house situated in the highly sought after location of Feltons Place, Hilsea. This home is perfectly located with motorway access, bus routes and both Cosham and Hilsea train stations within 1.2 miles.

Upon entrance to the property through the bright and airy porch,

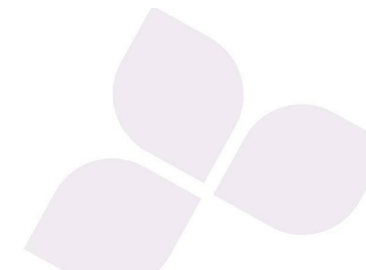
you come into the open plan lounge/diner. Moving through you have the modern fitted kitchen, leading out to the south facing garden that has been laid to a mixture of lawn and slab.

Completing the first floor is two double bedrooms and a three-piece family bathroom.

The property benefits from having a driveway to the front for 3 cars and a garage.

Call Bernards now to secure your viewing slot 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

PORCH
5'7" x 2'11" (1.72 x 0.89)

LOUNGE/DINER
18'7" x 18'6" (5.68 x 5.66)

KITCHEN
9'1" x 8'11" (2.77 x 2.72)

BEDROOM ONE
12'0" x 9'3" (3.66 x 2.84)

BEDROOM TWO
12'0" x 8'11" (3.66 x 2.74)

BATHROOM
7'6" x 6'5" (2.29 x 1.96)

GARAGE
17'1" x 8'2" (5.22 x 2.51)

COUNCIL TAX
The local authority is Portsmouth city Council.

BAND : C – £1,844.85

MORTGAGE ADVICE
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.

OFFER CHECK
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.

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



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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