

Offers In Excess Of £400,000

Salcombe Avenue, Portsmouth PO3
6LD

bernards
THE ESTATE AGENTS



HIGHLIGHTS

- SEMI-DETACHED HOME
- FOUR BEDROOMS
- EN-SUITE TO MASTER
- OPEN PLANNED
- STUNNING KITCHEN/DINER
- LARGE EAST-FACING GARDEN
- MODERN THROUGHOUT
- PERFECT FAMILY HOME
- NO ONWARD CHAIN
- CALL TO ARRANGE INTERNAL VIEWING

**** SEMI-DETACHED HOUSE ** BEAUTIFUL FAMILY HOME ** NO ONWARD CHAIN ****

We are delighted to offer for sale this beautifully presented, semi-detached home in the highly sought after location of Salcombe Avenue, Baffins. This property would be perfect for those looking to upsize and take the next step in purchasing a fantastic home!

Entering the property from the porch, you instantly get a feel for the size that will be on offer. Downstairs you have spacious rooms throughout with living room to the front, WC, stunning kitchen/diner and conservatory/utility space to the rear. The East-facing garden is perfect for both entertaining and relaxing with the raised decking

area along with further space where the children can play!

Going back in to the property and upstairs, the first floor benefits from three bedrooms (two doubles) and the modern family bathroom. The top floor is finished to a great standard with a large master bedroom, modern en-suite shower room and a Juliet style balcony.

This family home has been finished to a high standard throughout and really is ready for the next family to move in. To arrange your internal viewing, please contact the Portsmouth Office on 02392728090.

Call today to arrange a viewing
02392 728090

www.bernardsestates.co.uk





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PROPERTY INFORMATION

PORCH

DOWNSTAIRS WC

LOUNGE

13'3" x 11'6" (4.06 x 3.53)

KITCHEN/DINER

18'1" x 13'1" (5.53 x 4.01)

CONSERVATORY/UTILITY ROOM

17'1" x 6'4" (5.23 x 1.94)

GARDEN

FIRST FLOOR

BEDROOM TWO

13'5" x 11'6" (4.11 x 3.53)

BEDROOM THREE

13'1" x 10'7" (4.01 x 3.25)

BEDROOM FOUR

9'11" x 7'1" (3.04 x 2.18)

FAMILY BATHROOM

6'1" x 5'5" (1.87 x 1.67)

SECOND FLOOR

MASTER BEDROOM

21'5" x 13'5" (6.55 x 4.11)

EN-SUITE SHOWER ROOM

9'11" x 7'1" (3.04 x 2.18)

Council Tax

The local authority is Portsmouth city Council.

C – £1,760.67

Offer Check Procedure

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.

Mortgage Advisor

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.

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

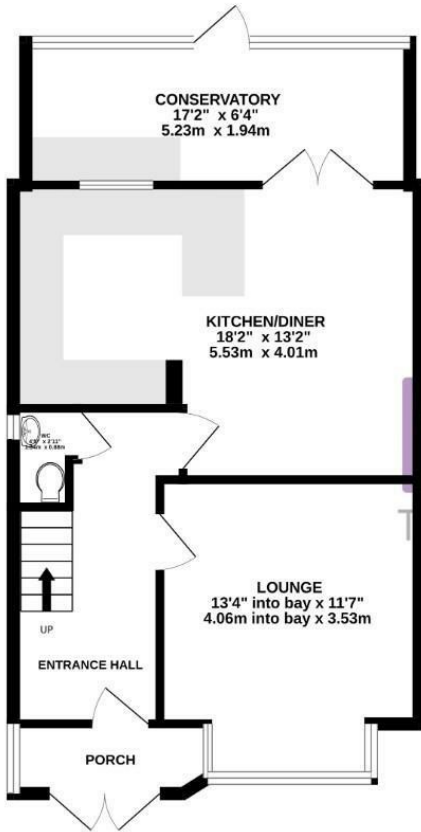
Bernards Estate agents have a legal obligation to complete anti-money laundering checks. The AML check should be completed in branch. Please call the office to book an AML check if you would like to make an offer on this property. Please note the AML check includes taking a copy of the two forms of identification 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 plus)	A		82
(81-91)	B		
(69-80)	C	70	
(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	



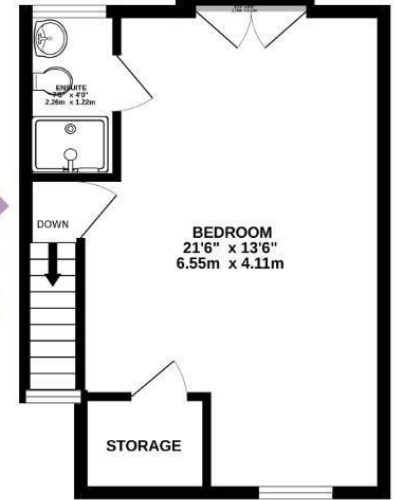
GROUND FLOOR
588 sq.ft. (54.6 sq.m.) approx.



1ST FLOOR
454 sq.ft. (42.1 sq.m.) approx.



2ND FLOOR
333 sq.ft. (30.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1375 sq.ft. (127.7 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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