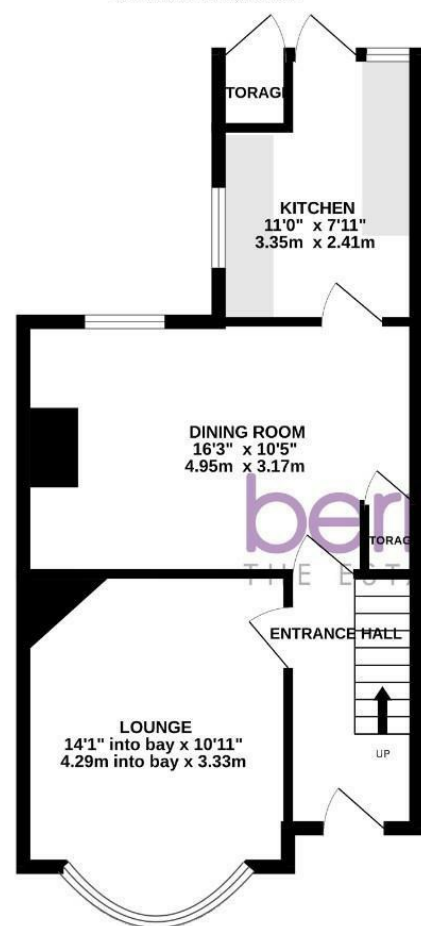
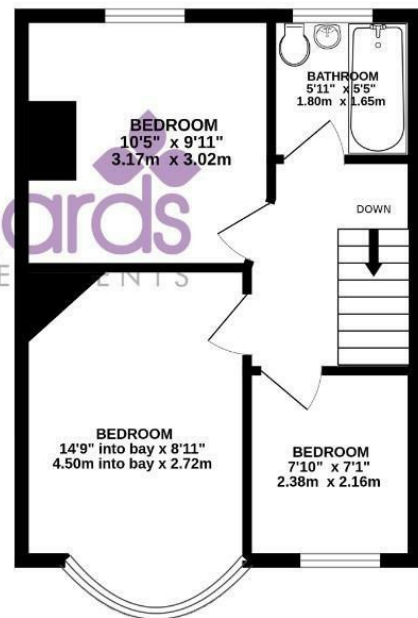


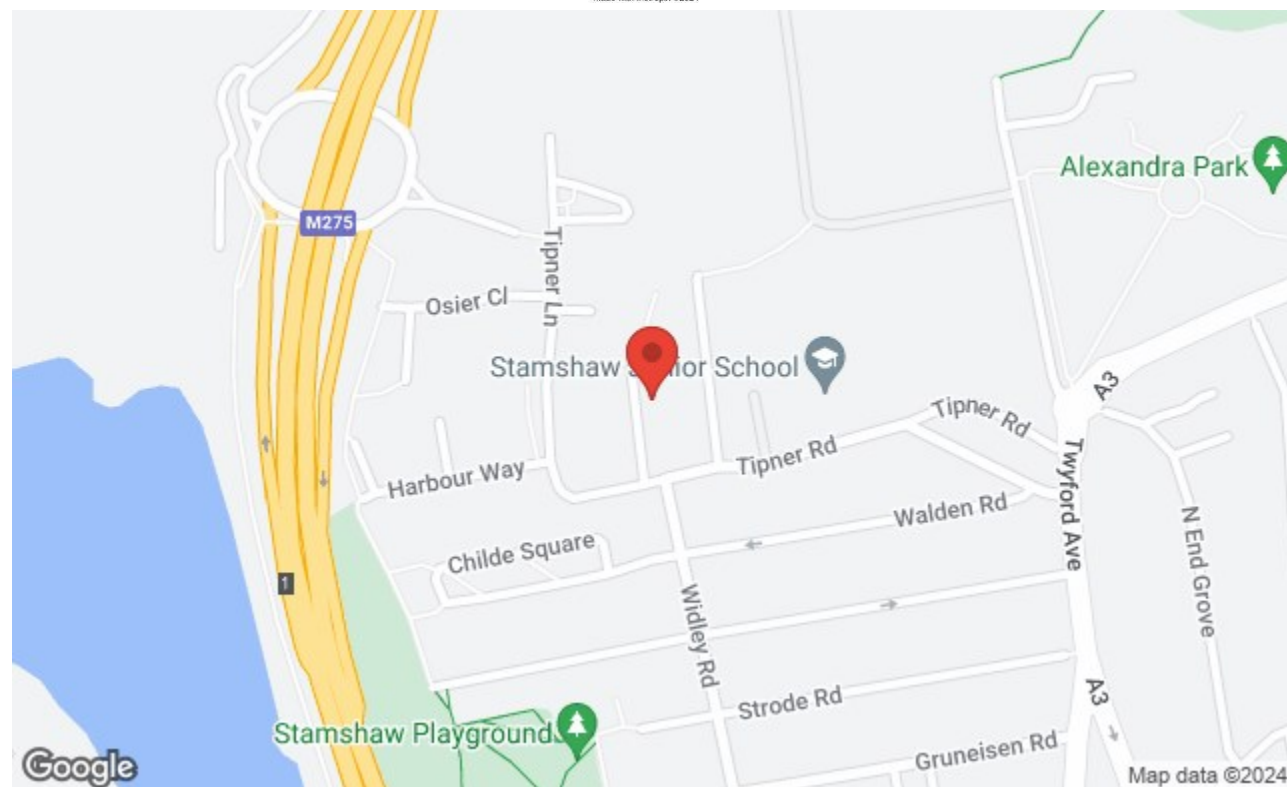
GROUND FLOOR  
446 sq.ft. (41.4 sq.m.) approx.



1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.



TOTAL FLOOR AREA: 810 sq.ft. (75.2 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.  
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t: 02392 728090



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Offers Over £230,000

Hilldowns Avenue, Portsmouth PO2 8QZ

**bernards**  
THE ESTATE AGENTS



3 bedrooms, 1 bathroom, 2 reception rooms

### HIGHLIGHTS

- END TERRACED HOUSE
- DOUBLE BAY & FORECOURT
- THREE BEDROOMS
- UPSTAIRS BATHROOM
- CLOSE TO LOCAL SCHOOLS
- NO ONWARD CHAIN
- NEUTRAL THROUGHOUT
- NEARBY TRANSPORT LINKS
- IDEAL INVESTMENT
- PERFECT FIRST HOME

**\*\* NO ONWARD CHAIN \*\* THREE BEDROOMS \*\***

This three bedroom, end terraced house is being offered with no onward chain and with great potential it will be perfect for those looking to put their own stamp on a house and make it a beautiful family home!

This property has spacious rooms on offer throughout with downstairs comprising of two reception rooms and the kitchen, with upstairs benefiting from the family

bathroom and three generously sized bedrooms. Externally you have the low maintenance east facing garden, which has side access.

Please contact Bernards to arrange your internal viewing on 02392 728090.

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



# PROPERTY INFORMATION

## ENTRANCE HALL

## LOUNGE

14'0" x 10'11" (4.29 x 3.33)

## DINING ROOM

16'2" x 10'4" (4.95 x 3.17)

## KITCHEN

10'11" x 7'10" (3.35 x 2.41)

## GARDEN

## BEDROOM ONE

14'9" x 8'11" (4.50 x 2.72)

## BEDROOM TWO

10'4" x 10'1" (3.17 x 3.08)

## BEDROOM THREE

7'9" x 7'1" (2.38 x 2.16)

## UPSTAIRS BATHROOM

5'10" x 5'4" (1.80 x 1.65)

## PORTSMOUTH COUNCIL TAX

The local authority is Portsmouth City Council.

BAND : B – £1,540.59

## MORTGAGE ADVISOR

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.

## 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.

## 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.

## 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 plus) A	83
(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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